



Rolling Hills Retreat

9559 Club Rd

Brenham, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Rolling Hills Retreat Brenham, Austin Co., Texas

This beautiful, rolling 13.8 acre property is located between Bellville and Brenham and will allow its owner to enjoy the convenience of being close to town, while tasting the beauty and quiet pleasures of country life. This property boasts a gorgeous home built in 2007, a 25x25 barn, pool, firepit, outdoor living space and a seasonal creek. At 3,452 square feet of living space, this grand home offers livability and comfort second to none. There are 5 bedrooms, 4 baths, open concept living area, media room, spacious porches, plus much more. This is one you truly must see to appreciate all it has to offer.



Amenities

- Size: 3452 Sq.Ft / 13.8 Acres
- Levels: Multi-level
- Beds: 5 Baths: 4 full
- Open concept living
- Office/Study with built ins
- Downstairs Master
- Wood and Tile Floors
- Custom Built Cabinets
- Home generator
- 1000 gallon underground propane tank
- Gas Fireplace
- Tankless water heater and softener
- Custom front entry gate
- Pool with hot tub
- 2 Car attached garage
- Seasonal Creek
- Pool and outdoor living area



NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

Location of Property:	Bellville to Loop 497, to 2754 Left on New Wehdem, Left on Club	Listing #:	TXLS 126920
Address of Property:	9559 Club Rd Brenham, Tx 77833	Road Frontage:	See Additional Information
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	No	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Lot Size or Dimensions:	13.8
		Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Number of Acres:	13.8640
Price per Acre (or)	
Total Listing Price:	\$999,000.00
Terms of Sale:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Sell.-Fin. Terms:	
Down Payment:	
Note Period:	
Interest Rate:	
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Number of Years:

Property Taxes:	Year:	2019
School:		\$4,061.62
County:		\$1,509.92
Hospital:		\$154.75
FM Road:		\$294.97
Rd/Brg:		\$245.55
TOTAL:		\$6,266.81

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School District:	
Minerals and Royalty:	
Seller believes	0% *Minerals
to own:	0% *Royalty
Seller will	0% Minerals
Convey:	0% Royalty

Leases Affecting Property:	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	none
Lease Expiration Date:	none

Surface Lease:	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	none
Lease Expiration Date:	none

Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Easements Affecting Property:	
Pipeline:	None
Roadway:	None
Electric:	Bluebonnet
Telephone:	None
Water:	None
Other:	

Improvements on Property:	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	
Barns:	25X25
Others:	

% Wooded:	10%
Type Trees:	Variety
Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Condition:
	Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Condition: Good

Ponds:	Number of Ponds: None
Sizes:	
Creek(s):	Name(s): Un-named Seasonal Crk
River(s):	Name(s): None

Water Well(s): How Many?	1
Year Drilled:	2007
Depth:	unknown
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	

Electric Service Provider (Name):	Bluebonnet
Gas Service Provider	Fayetteville

Septic System(s): How Many?	1
Year Installed:	2007
Soil Type:	Clay loam
Grass Type(s)	Johnson and Coastal

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey

Nearest Town to Property:	Bellville or Brenham
Distance:	Approx. 12
Driving time from Houston	approx. 1 hour

Items specifically excluded from the sale:
All of Sellers personal property located on said 13.8 Acres

Additional Information:
Road Frontage: Club Rd 490 Ft.; Emshoff Rd 264 Ft.

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

HOME

Address of Home:		9559 Club Rd Brenham Tx 77833		Listing	TXLS 126920
Location of Home:		Bellville to 497, to 2754 right on New Wehdem, left on Club			
County or Region:		Austin County	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Subdivision:		NA	Property Size:	approx. 13.8 acres	
Subdivision Restricted:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Listing Price:		\$999,000.00			
Terms of Sale		Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans	No.	7
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	Dishwasher		
Sell.-Fin. Terms:		<input checked="" type="checkbox"/>	Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/>	Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Interest Rate:		<input type="checkbox"/>	Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Refridgerator, Washer and Dryer; And all sellers personal property located on said 13.8 Acre Property			
Number of Years:		Heat and Air:			
Size and Construction:		<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Year Home was Built:	2007	<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input type="checkbox"/>	Other:		
Bedrooms:	5	<input checked="" type="checkbox"/>	Fireplace(s)		
Baths:	4	<input type="checkbox"/>	Wood Stove		
Size of Home (Approx.)	3,452 Living Area	<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
	Per ACAD Total	Utilities:			
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Electricity Provider: Bluebonnet			
Roof Type:	Composition Year Installed: 2007	Gas Provider: Fayetteville Propane			
Exterior Construction:	Brick	Sewer Provider: Septic			
Room Measurements: APPROXIMATE SIZE:		Water Provider: Well			
Living Room:	20x25	Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: unknown			
Dining Room:	11x12	Year Drilled: 2007			
Kitchen:	14x15	Average Utility Bill: Monthly \$250.00			
Media/Bed Rm:	20x19	Taxes:			
Utility:	8x11	2019 Year			
Bath 1:	6x7 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School: \$4,061.62			
Bath2:	5x8 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	County: \$1,509.92			
Bath3:	5x8 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Hospital: \$154.75			
Master Bdrm:	14x16	FM Rd: \$294.97			
Bedroom2:	11x12	SpRd/Brg: \$245.55			
Bedroom3:	11x12	Taxes: \$6,266.81			
Entry:	11x12	School District: Bellville ISD			
Office:	12x12	Additional Information:			
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2		Home Generator			
Size: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		25x25 Metal Barn			
Bedroom 4:	15x13	Pool with Hot Tub			
Sun Porch:		1000 Gallon Propane Tank			
Front: Size:	6x10	Solar Powered Gate			
Porch: Size:	6x10 <input checked="" type="checkbox"/> Covered				
Patio: Size:	<input checked="" type="checkbox"/> Covered				
Fenced Yard:	No				
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 25x25					
Construction: Metal Barn					
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>					

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Directions:

From Bellville take Hwy 36 N to Loop 497. Turn Right on Fm 2754. Travel approx. 1.6 miles and turn right on New Wehdem Rd. In 2.2 miles turn left onto Club Rd. Property is .6 mile on left.



Entrance from Emshoff Rd

420 East Main Street
Bellville, Texas 77418-0294

(979) 865-5969

Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950
(979) 992-2636

www.bjre.com

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**Bill Johnson & Associates
Real Estate**

Since 1970





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date