



The Beamon Ranch

Bellville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

The Beamon Ranch Bellville, Texas



The Beamon Ranch located west of Bellville in the **Kenney Community** is being offered for sale! This outstanding property has been **owned by one family for the past 70 years**. Come see it and you will quickly realize why it is a very special property.



The **entrance to the Beamon Ranch** from Old Hwy 36 is via a meandering gravel road lined with large, native **Live Oak trees** with the final destination being the main ranch home which enjoys an air of seclusion with a touch of privacy!



The Beamon Ranch consists of **77 gently rolling acres**. The sandy loam pastures are covered with **coastal and native grasses**. The northern part of the property features **scattered wooded areas** as well as **heavy stands of Oak and Pecan trees**. **Buffalo Creek** meanders across the entire back of the property and serves as the property's northern boundary.



Can you imagine enjoying an evening of fun and relaxation **shooting skeet or trap on the ranch range**, or simply catching a few large-mouth bass from the **3-plus acre, well-stocked ranch lake!!** As far as wildlife, many species visit the back yard of the ranch home on a daily basis.

Other Improvements

The **ranch home** constructed of **wood exterior and a standing seam metal roof**, features over **5,000 Sq. Ft. of living area with 4 bedrooms, 4.5 baths, formal dining room, a great room, den/study combo, a walk-in bar, and a mud room.**

Many of the home's interior rooms are constructed of **imported Aspen wood**. **Extensive glass windows and doors** across the entire back of the house allows one to overlook the enjoyable entertainment area on the lake and simply reach out and grab Mother Nature!

Other improvements on the ranch include a **1,900 Sq. Ft. guest/foreman's house**, an **outdoor fireplace**, a **40'x50' covered patio** which includes a full kitchen, **2 half-baths** and a roomy storage closet, and several large metal barns with a workshop.

You would be proud to own this outstanding property!!



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*36 North 3 MI *Left Old 36; 4.6 MI to property on right.		TXLS Listing # 127666
Address of Property:	5102 Old Hwy 36 Bellville TX 77418	Road Frontage:	Approx. 1008 ft.
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Lot Size or Dimensions: 77.547 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

Number of Acres:	77.5470
Price per Acre (or)	
Total Listing Price:	\$2,795,000.00
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:	2020
School:		\$11,749.15
County:		\$4,417.01
Hospital:		\$1,034.88
FM Road:		\$810.60
Rd/Brg:		\$668.08
TOTAL:		\$18,679.72

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School District:	Bellville ISD
Minerals and Royalty:	
Seller believes	50% *Minerals
to own:	50% *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:	
Lease Expiration Date:	

Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lessee's Name:	Shane Siptak
Lease Expiration Date:	1-Apr-21
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Easements Affecting Property:	
Pipeline:	Name(s):
Roadway:	
Electric:	San Bernard Electric Coop
Telephone:	
Water:	Austin County Water Service
Other:	

Improvements on Property:	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	Ranch Foreman House 4 BR/3Bath Approx 1,950 Sq Ft
Barns:	5
Others:	Garage Outdoor Covered Party Pavilion
% Wooded:	60% +/-
Type Trees:	Oak and Pecan

Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Condition:	Good
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Condition:	Good

Ponds:	Number of Ponds:	1
	Sizes:	3-Acres

Creek(s):	Name(s):	Buffalo Creek
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River(s):	Name(s):	None
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Water Well(s): How Many?	1
Year Drilled:	Unknown
Depth:	Unknown

Community Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Provider:	ACWSC - Guest House

Electric Service Provider (Name):	San Bernard Electric CoOp
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Gas Service Provider	Private
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Septic System(s): How Many:	2
Year Installed:	Unknown

Soil Type:	Sandy Loam
Grass Type(s)	Native and Coastal

Flood Hazard Zone: See Seller's Disclosure or to be	determined by survey
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Nearest Town to Property:	Kenney
Distance:	3 Miles

Driving time from Houston	1 1/2 Hours
Items specifically excluded from the sale:	All of Sellers personal property located on said 77.547 Acres.

Additional Information:	
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MAIN HOME

Address of Home:		5102 Old Hwy 36, Bellville TX 77418		Listing	127666
Location of Home:		Bellville*36N 3 mi*Left - Old Hwy 36 4.6 mi to property			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size:	77.547 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:		\$2,795,000.00			
Terms of Sale		Home Features			
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Ceiling Fans		No. 4	
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 type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Interest Rate:		<input checked="" 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		All of Sellers personal property located on said 77+ Acres			
Number of Years:					
Size and Construction:		Heat and Air:			
Year Home was Built: Unknown		<input checked="" type="checkbox"/> Central Heat		Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Lead Based Paint Addendum Required if prior to 1978: <input checked="" type="checkbox"/> YES		<input checked="" type="checkbox"/> Central Air		Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Bedrooms: 4 Baths: 4 1/2		<input type="checkbox"/> Other:			
Size of Home (Approx.) 5,012		<input checked="" type="checkbox"/> Fireplace(s)- 2			
Living Area		<input type="checkbox"/> Wood Stove			
Total		<input checked="" type="checkbox"/> Water Heater(s):		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		Utilities:			
Roof Type: Metal Year Installed: Unknown		Electricity Provider:		San Bernard Electric	
Exterior Construction: Wood		Gas Provider:		Private	
Room Measurements:		Sewer Provider:		Septic	
APPROXIMATE SIZE:		Water Provider:		Well	
Great Room: 22'3" x 29'8" Bar: 8'4" x 12 1/2		Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth: Unknown	
Dining Room: 19'10" x 17'3" with Built In Cabinet		Year Drilled:		Unknown	
Kitchen: 13 x 12'2" Double Ovens, Warming Drawer		Average Utility Bill: Monthly		\$279.00	
Den/Study: 30 x 13'9"		Taxes:			
Utility: 9 x 7 -1st Floor near Master Suite		2020 Year			
Bath: 5'9" x 15 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		School:		\$11,749.15	
Bath: 6 x 8 (Upstairs*on-suite) <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		County:		\$4,417.01	
Mstr Bath: 6 x 12 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		Hospital:		\$1,034.88	
Master Bdrm: 14'3" x 22 (Downstairs) w/ fireplace		FM Rd:		\$810.60	
Bedroom: 12'10" x 15'7" (Downstairs)		SpRd/Brg:		\$668.08	
Bedroom: 14'2" x 22 (Upstairs w/*On-Suite bath)		Taxes:		\$18,679.72	
Bedroom: 14 x 18 (Upstairs)		School District:		Bellville ISD	
Other: Mud Rm: 10 x 7'9" ; Half-Bath off Kitchen		Additional Information:			
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: N/A					
Size: N/A <input type="checkbox"/> Attached <input type="checkbox"/> Detached					
Porches:					
Porch: Size: 576 Sq. Ft. - Outside dining Room					
Porch: Size: 204 Sq. Ft. - Front Door					
Porch: Size: <input type="checkbox"/> Covered					
Patio: Size: <input type="checkbox"/> Covered					
Fenced Yard: No					
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: Various sizes					
Construction: Various Outbuildings					
TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>					

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Directions

From Bellville travel 36N for approx. 3 miles turning left onto Old Hwy 36. Travel 4.6 miles to property on the right.



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**Bill Johnson & Associates
Real Estate**

Since 1970

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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