



## 83.7 +/- ACRES, BUCKHORN



**7071 FM 1456, Bellville**  
**\*83.7part. Wooded Acres \*2**  
**Ponds**  
**\*Home 1608+ sq ft living space**  
**\*Austin County**  
**\*Over 3,000 feet road frontage on**  
**FM1456**



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83.7 +/- gently rolling acres just north of Bellville, Texas. Several thousand feet of frontage on FM 1456. Native grasses, two ponds, scattered oaks, pines, and pecan accentuate the country estate feel of the property. Two bedroom, two bath home is nestled under the shady trees. Native grasses and good fencing make for the grazing of most livestock. Several barns for livestock, equipment, and general storage.







**Bellville:**  
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 979-865-5500 fax  
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**HOME**

Address of Home:	7170 FM 1456, Bellville, Tx 77418		Listing	146188
Location of Home:	6.2 miles NE of Bellville on FM 1456			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	none	Property Size:	83.70+/- 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
<b>Listing Price:</b>	<b>\$2,300,000.00</b>			
<b>Terms of Sale</b>	<b>Home Features</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans	No. <input type="text" value="4"/>
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/>	Dishwasher	
Sell.-Fin. Terms:		<input type="checkbox"/>	Garbage Disposal	
Down Payment:		<input checked="" type="checkbox"/>	Single Electric Oven (Built-In)	
Note Period:		<input checked="" type="checkbox"/>	Cook Top (Built-In)	<input type="checkbox"/> Gas <input checked="" 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	Personal property		
Number of Years:				
<b>Size and Construction:</b>	<b>Heat and Air:</b>			
Year Home was Built:	1973	<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Units: <input type="text" value="1"/>
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"/> # Units: <input type="text" value="1"/>
Bedrooms:	Bath:	<input type="checkbox"/>	Other:	
Size of Home (Approx.)	1608 s.f./ACAD	<input checked="" type="checkbox"/>	Fireplace(s)	
	1608 s.f./ACAD	<input type="checkbox"/>	Wood Stove	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Roof Type:	Year Installed:	<b>Utilities:</b>		
Exterior Construction:	Wood Siding	Electricity Provider: San Bernard Elec Coop		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>	Gas Provider: private propane com stem		
Living Room:	18x24	Sewer Provider: on-site septic system		
Dining Room:		Water Provider:		
Kitchen:	9x15	Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 180'/TCEQ
Breakfast:	8x9	Year Drilled:		2007
Utility:		Average Utility Bill: Monthly		
Bath:	9x10 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	<b>Taxes:</b> 2023 Year		
Bath:	5x9 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:	\$321.01	
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	County:	\$592.56	
Primary Bdrm:	13x18	Hospital:	\$742.33	
Bedroom:	13x15	FM Road:	\$123.05	
Bedroom:		Rd/Brg:	\$126.28	
Bedroom:		<b>Taxes:</b>	\$1,905.23	
Sun Room:	7x28	<b>School District:</b>	Bellville	
Garage:	<input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2	<b>Additional Information:</b>		
Size:	24X36 <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached			
<b>Porches:</b>				
Front: Size:				
Back: Size:	9x25 Covered with 8x15 cover			
Deck: Size:	<input type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:			
Construction:				
TV Antenna	<input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>			

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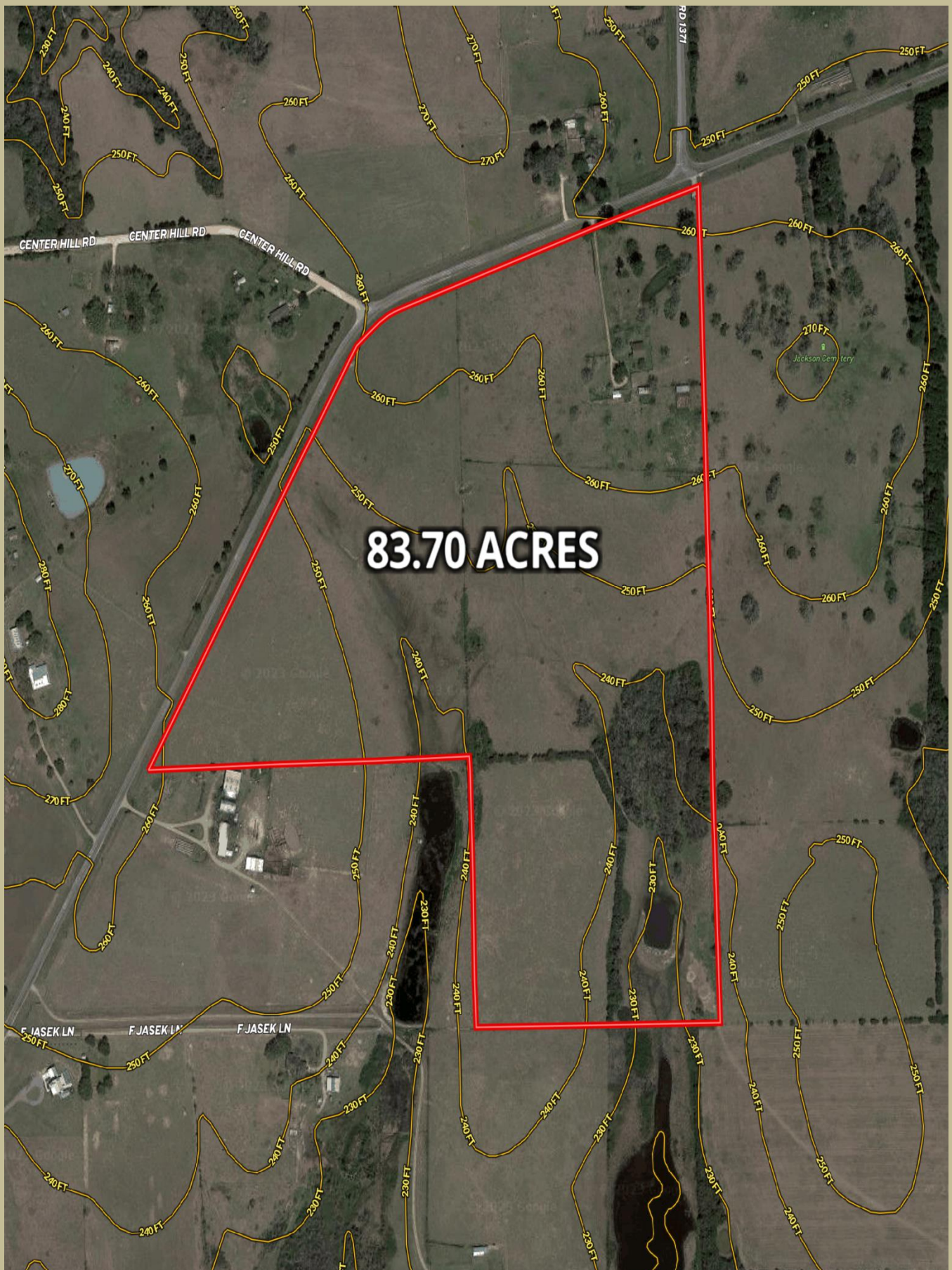
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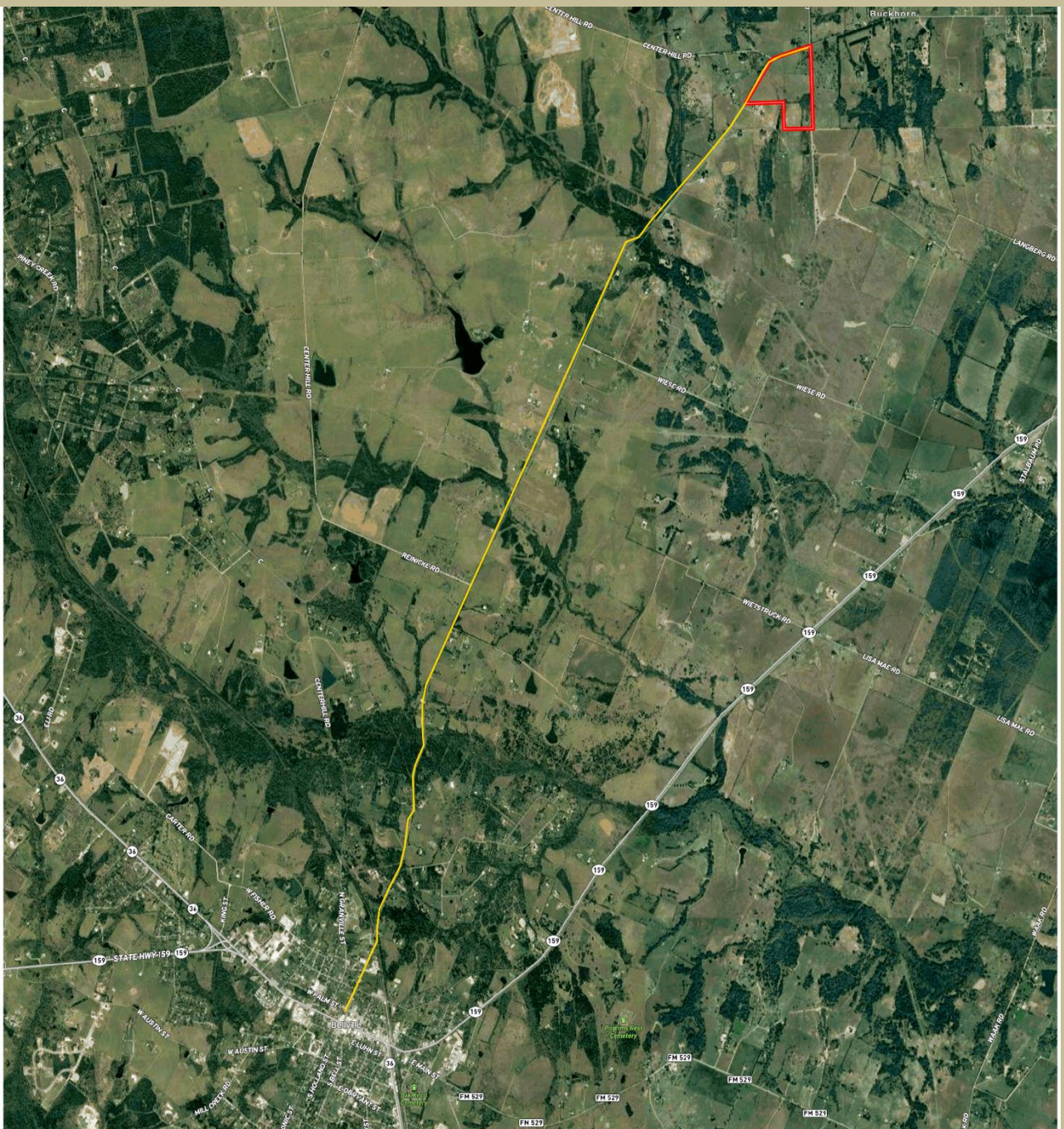
**LOT OR ACREAGE LISTING**

Location of Property:	6.2 miles NE of Bellville on FM 1456		Listing #:	146188
Address of Property:	7170 FM 1456, Bellville, Texas 77418		Road Frontage:	3,018 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:	none	Lot Size or Dimensions:	83.70 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	
<b>Number of Acres:</b>	<b>83.70 acres +/-</b>		<b>Improvements on Property:</b>	
<b>Price per Acre (or)</b>	<b>\$27,480.00</b>		Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>Total Listing Price:</b>	<b>\$2,300,000.00</b>		Barns:	21x57 equipment shed 3 sides.
<b>Terms of Sale:</b>				Pole construction, metal roof and sides
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Barns:	57X72 Pole construction with metal roof and sides. Creep feeder
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Others:	
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:			% Wooded:	10%+/-
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			Type Trees:	oaks, pine, hackberry, pecan, others
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Number of Years:				Condition: good
				Cross-Fencing: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
				Condition: good
<b>Property Taxes:</b>	Year:	<b>2023</b>	<b>Ponds:</b>	Number of Ponds: 2
School:		\$321.01	Sizes:	.07 acre +/- 0.42 acre +/-
County:		\$592.56	<b>Creek(s):</b>	Name(s): none
Hospital:		\$742.33	<b>River(s):</b>	Name(s): none
FM Road:		\$123.05		
Rd/Brg:		\$126.28		
TOTAL:		\$1,905.23		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>Water Well(s): How Many?</b>	1
<b>School District:</b>			Year Drilled:	2007
<b>Minerals and Royalty:</b>			Depth:	180'/TCEQ
Seller believes	100%	*Minerals	<b>Community Water Available:</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
to own:	100%	*Royalty	Provider:	Austin County Water Supply
Seller will	all owned	Minerals	<b>Electric Service Provider (Name):</b>	San Bernard Electric Cooperative
Convey:	all owned	Royalty	<b>Gas Service Provider</b>	
			provider:	private propane company
<b>Leases Affecting Property:</b>			<b>Septic System(s): How Many:</b>	1
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year Installed:	1973
Lessee's Name:			<b>Soil Type:</b>	sandy loam / USDA
Lease Expiration Date:			<b>Grass Type(s)</b>	
			<b>Flood Hazard Zone:</b>	See Seller's Disclosure or to be determined by survey
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>Nearest Town to Property:</b>	Bellville
Lessee's Name:			Distance:	6.2 miles +/-
Lease Expiration Date:			Driving time from Houston	about an hour
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>Items specifically excluded from the sale:</b>	all sellers personal property
<b>Easements Affecting Property:</b>	Name(s):			
Pipeline:	none		<b>Additional Information:</b>	
Roadway:	none			
Electric:	San Bernard Electric Cooperative			
Telephone:	AT&T			
Water:				
Other:				

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**83.70 ACRES**





From Bellville go north on FM 1456, 6.2 miles to property on south side of FM 1456.

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420 E Main  
Bellville, Tx. 77418  
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