



For More Information Contact: Bill Johnson & Associates Real Estate
420 East Main Bellville, Texas 77418
979-865-5969 or 281-463-3791 or 979-992-2636 www.bjre.com

RANCH FOR SALE

Moore Ranch / 6J Paint Horses

You now have a "Once in a Lifetime Opportunity" to purchase a piece of ranching and Paint Horse history in Huntsville, Texas. The Moore Ranch / 6J Paint Horse operation is one of the largest breeders of performance paint horses in the world. This ranch is a paint horse dream and is the source of the most prolific paint horse genetics in the nation for roping, working, reining and cutting. They stand world champion stallions at stud and have many horses for sale. This is the place to breed or buy your paint performance champion. 6J Paints descend from the Paint & NCHA cutting family of the great cutting mare **DELTA**, and **DELTA FLYER**, **DELTA OLENA**, **WYNNIN GETSYATHERE**, **DELTA GETSYA THERE** and more.

A number of paint horses and this beautiful ranch are now available for your viewing and purchase. This ranch offers pastures, woods, lakes, views, wildlife and all necessary ranching facilities. The Moore Ranch / 6J Paint Horse operation is located on 480 acres, about 7 miles west of Huntsville and 1 hour north of Houston, with one mile of paved road frontage on Bowden Road. You may view this ranch online at www.bjre.com and view the horse information online at www.6jpainthorses.com.

Hidden deep in the rolling green pastures, the historic centerpiece of this ranching operation is the three story Moore home. This beautiful home, with 8,700 square feet living area, was built in the Colonial Revival style and was constructed in 1913 in Huntsville, by Col. A. T. McKinney. The home was moved by current owners Floyd and Maryann Moore in 1984 from downtown Huntsville to the most beautiful hill on the ranch, overlooking a 10 acre lake. This majestic three story home with its wide galleries and tall columns was used by First Lady Eleanor Roosevelt when she visited Huntsville in 1937. This home has been the setting of many social events and grand parties. After the home was moved, the Moore's extensively restored it to reflect the history which earned them the Huntsville Board of Realtor's Community Revitalization Award in 1987. This beautiful working ranch and majestic historical home are a "MUST TO SEE" for any buyer desiring peace and elegance as well as a sense of history and grandeur.

Bill Johnson and Associates Real Estate Company

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www.bjre.com



Moore Ranch / 6J Paint Horses

The Moore Ranch/6J Paint Horse Operation consists of 480.74 acres, located in Walker County, approximately 1 hour north of The Woodlands, Texas. This ranch is located about 7 miles west of Huntsville, Texas. The property is located approximately 3 miles south on FM 1791 and 2.5 miles down Bowden Road. It has approximately 1 mile of paved road frontage along Bowden Road and is about 25% wooded.

The historical ranch house is located on a high hill overlooking a 10 acre lake.

Building improvements on the 6J Moore Ranch consist of:

1. Main Ranch Home with about 8,700 square feet of living area was originally built in 1913 and moved to Bowden road in 1984 where it was renovated and remodeled. It boasts 5 bedrooms and 5 ½ baths with formal living and dining rooms. It also has a third floor entertainment room complete with built in bar and dance floor. The home also has a total of 3,322 square feet of covered porches, a 1,000 square foot 3 car garage and a 324 square foot storage building.
2. Main horse barn has 36,300 square feet and has 10 stalls and riding arena area. It also has space for an office or storage area and it is totally covered.
3. Cattle barn has approximately 2,400 square feet with 12 stalls with part of the stalls covered.
4. 10 acre lake located in the middle of the property. The Moore Home sits on the hill overlooking the lake.

There are numerous other small ponds located on the property with abundant deer and other wildlife. The ranch is currently operated as 6J Paint Horse Operation.

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The historical Moore home was built in 1913 by Col. A.T. McKinney, in downtown Huntsville. The Colonial Revival style home is architecturally important to the county and was moved to its current location in 1984. The Moore's extensively restored the home to reflect its history which earned them the Huntsville Board of Realtor's Community Revitalization Award in 1937. This magnificent home has opened its doors to many grand parties and special guests, including one noted guest, The First Lady Eleanor Roosevelt in 1937. Its wide galleries, tall columns, wrapping porches and never ending views are sure to please.

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*Moore Home on hill overlooking
10 acre lake*



Beautiful 10 acre lake

The 6J Moore Ranch has much to offer including the historical home and paint horses. It has spectacular views and sparkling ponds including a stunning 10 acre lake that is located below the home. As you sit on one of the many porches, you can overlook the rolling hills of Walker County and gaze out over the beautiful lake. In addition to the 10 acre lake, the property offers four (4) additional large ponds.



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*Beautiful winding
Stairway*



Large Kitchen Fireplace

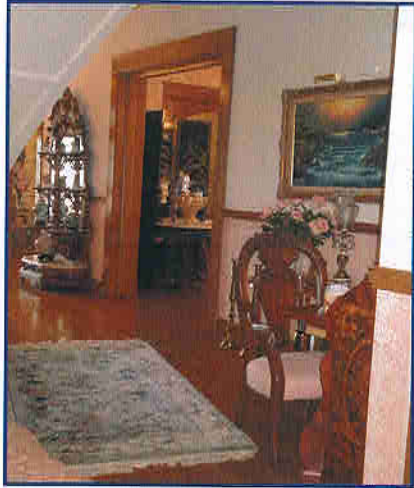


Large family room



The Eleanor Roosevelt Room

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Moore Ranch/6J Paint Horses is one of the largest breeders of paint performance horses in the world. The ranch is a paint horse dream in Huntsville, TX, with proven bloodlines for cutting, reining, roping and performance events. They stand world champion stallions at stud and have many horses for sale. This is the place to breed or buy your paint performance champion...6J Paints descend from the Paint & NCHA cutting family of the great cutting mare DELTA, and DELTA FLYER, DELTA OLENA, WYNNIN GETSYATHERE, DELTA GETSYA THERE & more.

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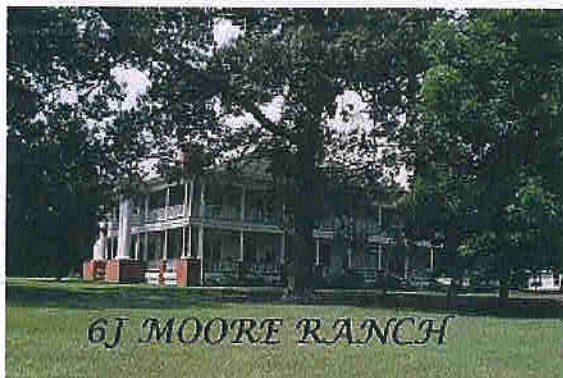
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**BILL JOHNSON AND ASSOC. REAL ESTATE CO.**

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 FM 1094 at Cedar St., New Ulm
 Bellville - New Ulm, TX 77418 - 78950
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 Fax: Bellville (979) 865-5500 New Ulm (979) 992-2637
 Email: billjohnson@bjre.com

671- A Bowden Road - REDUCED**Side view of home**

[More Photos](#)

ID: 40746
Type: Residential (Farm-Ranch)
Status: Active
City: HUNTSVILLE
County: Walker
Price: \$5,900,000
Acreage: 480.74
School
Dist: Huntsville ISD
Taxes: \$10,918.99
Financing: Cash - Conventional -

[Map of HUNTSVILLE](#)

[Contact the Agent](#)

[Email this Listing](#)

PRICE REDUCED AGAIN- - - 9-1-09 - - You now have a "Once in a Lifetime Opportunity" to purchase a piece of ranching and Paint Horse history in Huntsville, Texas. The Moore Ranch/6J Paint Horse operation is one of the largest breeders of performance paint horses in the world. This ranch is a paint horse dream in Huntsville, Texas and is the source of the most prolific paint horse genetics for roping, working, reining and cutting in the nation. A number of paint horses and this beautiful ranch are now available for your viewing and purchase. This ranch offers pastures, woods, lakes, views, wildlife and all necessary ranching facilities. The Moore Ranch/6J Paint Horse operation is located on 480 acres, 7 miles west of Huntsville and about 1 hour north of Houston, with one mile of paved road frontage on Bowden Road. Hidden deep in the rolling green pastures, the historic centerpiece of this ranching operation is the three story Moore home. This beautiful home was built in the Colonial Revival style and was constructed in 1913 in Huntsville, by Col. A. T. McKinney. The home was moved by current owners Floyd and Maryann Moore in 1984 from downtown Huntsville to the most beautiful hill on the ranch, overlooking a 10 acre lake. This majestic three story home with its wide galleries and tall columns was used by First Lady Eleanor Roosevelt when she visited Huntsville in 1937. This home has been the setting of many social events and grand parties. After the home was moved, the Moore's extensively restored it to reflect its history which earned them the Huntsville Board of Realtor's Community Revitalization Award in 1987. This beautiful working ranch and majestic historical home are a "MUST TO SEE" for any buyer desiring peace and elegance as well as a sense of history and grandeur. ***BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS

ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.***

Improvements:

5 Bedrooms - 5.5 Bathrooms - Approx. 8700 Sq Ft - Multi-level Floor - Wood Exterior - Composition Roof - Age Range: Over 20 Yrs - Well - Septic - Formals - Fireplace - Garage/Carport - CHA - Barns - Pens - Horse Stalls -

Land Features:

Maint. Fees: \$0 - Paved Road Frontage - Gravel Road Frontage - County Road Frontage - Farm to Market Road Frontage - Agricultural Exemption - 2+ Acre Lake - Pond - Seasonal Creek - Partially Wooded - Rolling - Sandy Soil - Improved Pasture

Directions: From Huntsville, drive west on Hwy. 30 about 2.5 miles. Turn south (left) of FM 1791 and go about 3.0 miles to Bowden Road. Turn south (left) on Bowden Road and go about 2.5 miles. Property is located on the west (right) side of Bowden Road with a home entrance and the barn entrance. Showing by appointment only.

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671- A Bowden Road



Front of home



Paint horses with barn in background



View of 10 acre lake



View of Den

[Previous Page](#)



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HOME LISTING

Address of Home: 671-A Bowden Huntsville, TX 77340 Listing #: 40746
 Location of Home: 7 miles West of Huntsville off of FM 1791 & Bowden Road
 County or Region: Walker For Sale Sign on Property? YES NO
 Subdivision: _____ Property Size: 480.74
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$5,900,000.00

Terms of Sale:

Cash: YES NO

Seller-Finance: YES NO

Sell.-Fin. Terms: _____

Down Payment: _____

Note Period: _____

Interest Rate: _____

Payment Mode: Mo. Qt. S.A. Ann.

Balloon Note: YES NO

Number of Years: _____

Size and Construction:

Year Home was Built: 1913

Lead Based Paint Addendum Required if prior to 1978: YES

Bedrooms: 5 Baths: 5 1/2

Size of Home (Approx.) 8,700 sq.ft. Living Area

12,738 sq.ft. Total

Foundation: Slab Pier/Beam Other

Roof Type: composition Year Installed: 1982

Exterior Construction: wood

Room Measurements: (Approximately)

Living Room: _____

Dining Room: _____

Kitchen: See Attached Page

Family Room: _____

Utility Room: _____

Bath: Tub Shower

Bath: See Attached Page Tub Shower

Bath:Master Tub Shower

Bedroom: _____

Bedroom: _____

Bedroom: See Attached Page

Bedroom: _____

Game Room: _____

Garage: Carport: No. of Cars: 3 / garage is finished out

Size: 25 x 40 Attached Detached

Porches:

Front: Size: total 3,322 square feet covered porch as

Back: Size: per tax roll

Deck: Size: _____ Covered

Deck: Size: _____ Covered

Fenced Yard: yes

Outside Storage: Yes No Size: 18 x 18

Construction: wood

TV Antenna Dish Cable

Home Features:

Ceiling Fans No. 5

Dishwasher

Garbage Disposal

Microwave (Built-In)

Kitchen Range (Built-In) Gas Electric

Other Jen-Air

Items Specifically Excluded from The Sale: LIST: _____

Heat and Air:

Central Heat Gas Electric 7 units

Central Air Gas Electric 7 units

Other: _____

Fireplace(s) 6

Wood Stove

Water Heater(s): Gas Electric 3

Utilities:

Electricity Provider: Mid-South

Gas Provider: none

Sewer Provider: septic

Water Provider: well

Water Well: YES NO Depth: 250

Year Drilled: 1985

Average Utility Bill: Monthly: \$500.00

Taxes: _____ Year 2006

School: \$6,705.15

County: \$3,172.88

City: _____

Hospital: \$1,040.96

Other: _____

Taxes: \$10,919.99

School District: Huntsville ISD

Additional Information:

8,700 feet of home is heat and cooled as per owner and

12,738 square feet total as per tax roll.

One storage room in garage has heat/air and sink.

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LOT OR ACREAGE LISTING

Location of Property: 7 miles west Huntsville off of FM 1791 & Bowden Road Listing #: 40746
 Address of Property: 671-A Bowden Road, Huntsville, TX 77340 Road Frontage 1.1 mile
 County: Walker Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: _____ Lot Size or Dimensions: 480.74 acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 480.7400
Price per Acre (or) _____
Total Listing Price: \$5,900,000.00
Terms of Sale:
 Cash: YES NO
 Seller-Finance: YES NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: Mo. Qt. S.A. Ann.
 Balloon Note: YES NO
 Number of Years: _____

Property Taxes: Year: 2006
 School: \$ 6,705.15
 County: \$ 3,172.88
 City: _____
 Hospital: \$ 1,040.96
 Other: _____
 TOTAL: \$10,918.99

Agricultural Exemption: Yes No
School District: Huntsville I.S.D.

Minerals and Royalty:
 Seller believes 1/2 on 174 acres *Minerals
 to own: 1/2 on 174 acres *Royalty
 Seller will negotiable Minerals
 Convey: negotiable Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:

Oil and Gas Lease: Yes No
 Lessee's Name: 2 designated 5 acre drill sites
 Lease Expiration Date: _____

Surface Lease: Yes No
 Lessee's Name: _____
 Lease Expiration Date: _____

Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s): _____

Pipeline: 1 service line to well
 Roadway: none
 Electric: Mid-south service line
 Telephone: SWbell service line
 Water: _____
 Other: _____

Improvements on Property:

Home: YES NO See HOME listing if Yes
 Buildings: 2 old mobile home
 Barns: horse barn 110 x 330 feet
10 stalls
 Others: cattle barn 40 x 60 feet
12 stalls

Approx. % Wooded: 25%
 Type Trees: live oak and pines

Fencing: Perimeter YES NO
 Condition: good
 Cross-Fencing: YES NO
 Condition: good

Ponds: Number of Ponds: 1 lake & 4 ponds
 Sizes: 10 acre lake & 2 acre pond

Creek(s): Name(s): 1

River(s): Name(s): _____

Water Well(s): How Many? 3
 Year Drilled: 1985 Depth 250

Community Water Available: YES NO
 Provider: Walker County Community (at road)

Electric Service Provider (Name): Mid-South

Gas Service Provider (Name): none

Septic System(s): How Many: 2
 Year Installed: 1984

Soil Type: sandy

Grass Type(s): native pasture

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

Nearest Town to Property: Huntsville
 Distance: 7 miles

Approximate driving time to Houston: 1 hour

Items specifically excluded from the sale: none

Additional Information: Seller has 100% surface control on 306 acres and 100% executive leasing rights on 174 acres.

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TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT _____

671 A Bowden Road
Huntsville, TX 77340

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
 _____ or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

Note: This notice does not establish which items will or will not be conveyed.
The terms of a contract will determine which items will and will not be conveyed.

Item	Y	N	U
Cable TV Wiring			<input checked="" type="checkbox"/>
Carbon Monoxide Det.			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.	<input checked="" type="checkbox"/>		
French Drain			<input checked="" type="checkbox"/>
Gas Fixtures			<input checked="" type="checkbox"/>

Item	Y	N	U
Gas Lines (Nat/LP)			<input checked="" type="checkbox"/>
Hot Tub			<input checked="" type="checkbox"/>
Intercom System			<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill	<input checked="" type="checkbox"/>		
Oven	<input checked="" type="checkbox"/>		
Patio/Decking			<input checked="" type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>		
Pool			<input checked="" type="checkbox"/>
Pool Equipment			<input checked="" type="checkbox"/>
Pool Maint. Accessories			<input checked="" type="checkbox"/>

Item	Y	N	U
Pool Heater			<input checked="" type="checkbox"/>
Public Sewer System			<input checked="" type="checkbox"/>
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna			<input checked="" type="checkbox"/>
Spa			<input checked="" type="checkbox"/>
Trash Compactor	<input checked="" type="checkbox"/>		
TV Antenna	<input checked="" type="checkbox"/>		
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>7</u>
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>7</u>
Other Heat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		if yes, describe: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> woodburning <u>1</u> (no.) <input type="checkbox"/> mock _____ (no.) other: _____
Carport	<input checked="" type="checkbox"/>			<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>1</u> number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>3</u>
Water Softener	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		<input checked="" type="checkbox"/>		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 4-26-04

Initialed by: Seller: MA

and Buyer: _____

Page 1 of 4

757M

Concerning the Property at _____

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Asph/Flt Age: 20 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?
 yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are in need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	
Driveways	<input checked="" type="checkbox"/>	
Electrical Systems	<input checked="" type="checkbox"/>	
Exterior Walls	<input checked="" type="checkbox"/>	

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls	<input checked="" type="checkbox"/>	
Lighting Fixtures	<input checked="" type="checkbox"/>	
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

*Normal sheet rock from minor movement & sheathing
Home built in 1900's & moved to current location
in 1980's. Home is on pier & beam foundation &
was leveled in 1990*

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain	<input checked="" type="checkbox"/>	
Present Flood Insurance Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Foundation Repairs <i>Leveled 1990</i>		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling	<input checked="" type="checkbox"/>	
Soil Movement	<input checked="" type="checkbox"/>	
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood-destroying insects (WDI)	<input checked="" type="checkbox"/>	
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	
Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>

7027

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

*Water along Creek replaced floor & foundation leveled in 1990
replace calcepona in 1990's, normal settlement in
movement in house. Termite treated in 1990. currently
under termite inspection.*

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

- Y N
- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
 - Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
 Any unpaid fees or assessment for the Property? yes (\$ _____) no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
 - Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? yes no If yes, describe: _____
 - Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - Any lawsuits or other legal proceedings directly or indirectly affecting the Property.
 - Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
 - Any condition on the Property which materially affects the health or safety of an individual.
 - Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Do you (Seller) have a survey of the Property available for review? yes no If yes, a copy of the survey is is not attached.



Initialed by: Seller: MME, _____ and Buyer: _____, _____

FAM

Concerning the Property at _____

671 A Bowden R 1
Huntsville, TX 77340

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages


Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.


Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
 Senior Citizen
 Disabled
 Disabled Veteran
 Agricultural
 Wildlife Management
 Other: _____ Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.


Signature of Seller _____ Date 7-16-07
Printed name: Floyd B. Moore


Signature of Seller _____ Date 7-16-07
Printed name: Maryann Moore

NOTICES TO BUYER:

The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____ Date _____
Printed name: _____

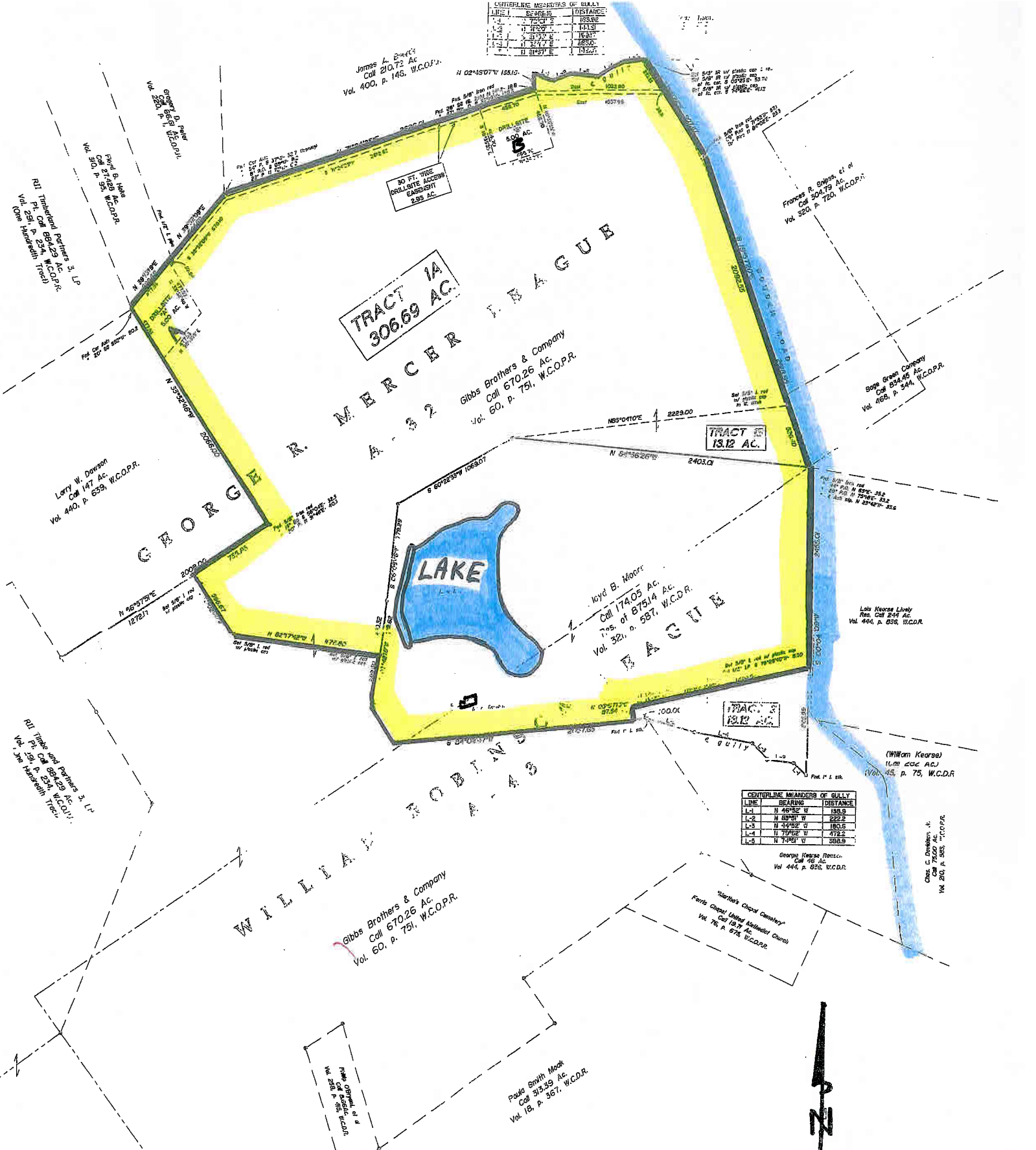
Signature of Buyer _____ Date _____
Printed name: _____



Initialed by: Seller: _____ and Buyer: _____

LINE	BEARING	DISTANCE
L-1	N 46°52' W	138.9
L-2	N 89°41' W	222.2
L-3	N 14°22' E	185.5
L-4	N 75°02' W	472.2
L-5	N 74°21' E	288.9

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TRACT 1A
306.69 AC.

TRACT 1B
13.12 AC.

LAKE

Gibbs Brothers & Company
Call 670.26 Ac.
Vol. 60, p. 751, W.C.O.P.R.

Lloyd B. Moore
Call 174.05 Ac.
Tracts of 8751.4 Ac.
Vol. 32, p. 587, W.C.D.R.

WILLIAM ROBINSON LEAGUE
A-43

GEORGE R. MERCER LEAGUE
A-32

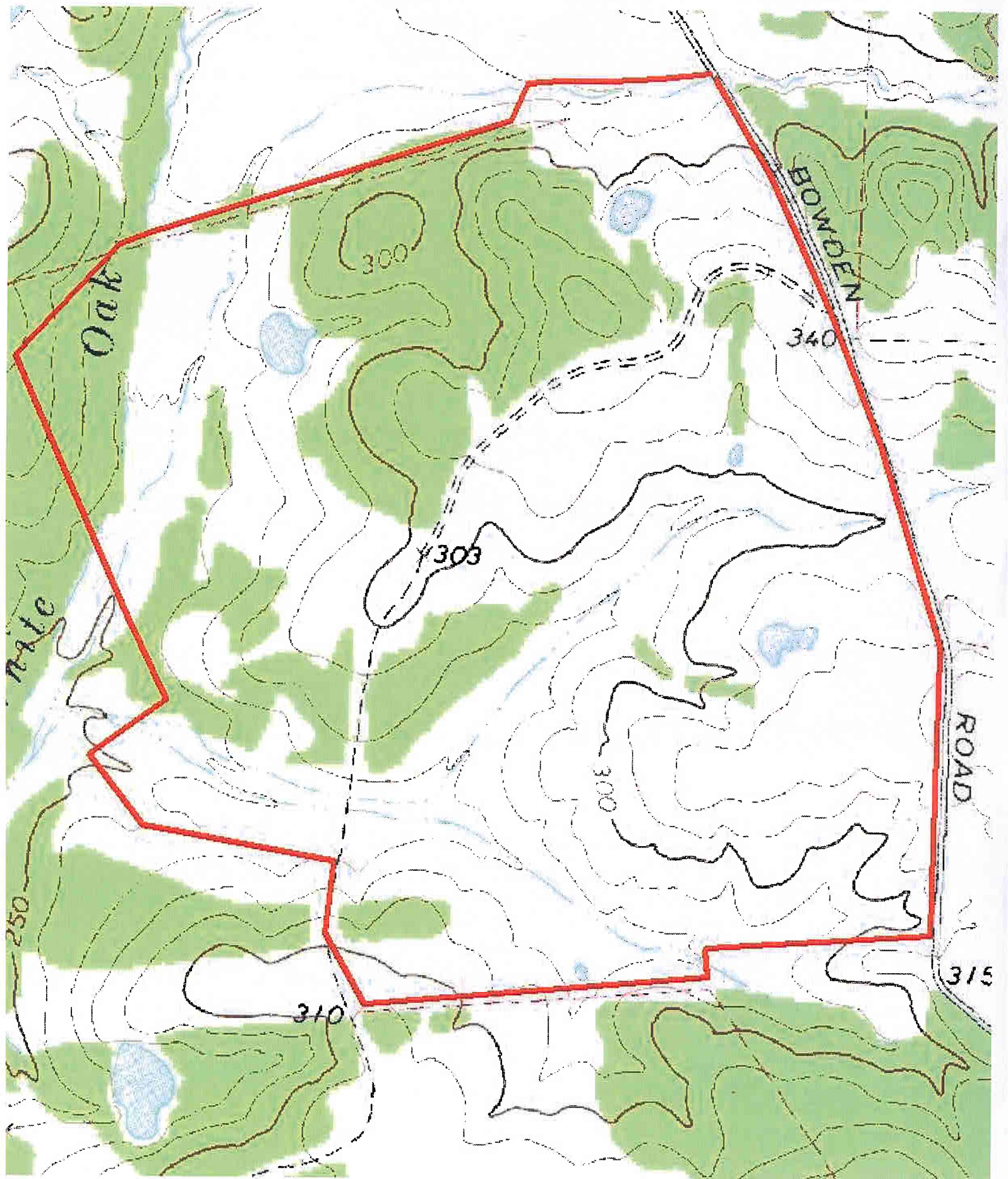
- NOTES:
1. Unless otherwise noted, all corners are 5/8" iron rods found.
 2. Plastic caps referenced herein are 1-5/8" diameter, orange in color and stamped "L.S. Moore RPLS 1572."
 3. Bearings herein are "TRUE" based on astronomic observations.
 4. Drililates "A" and "B" and Access Easement not staked on ground.

I, J.S. Moore, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown.

December 8, 2004

PLAT OF SURVEY OF
306.69 AC. & 13.12 AC. TRACTS OF
GIBBS BROTHERS & CO. PROPERTY
AND
13.12 AC. TRACT OUT OF
FLOYD B. MOORE PROPERTY
GEORGE R. MERCER LEAGUE, A-32
WILLIAM ROBINSON LEAGUE, A-43
WALKER COUNTY, TEXAS

THOMAS P. BOWLE
A-3





Moole Ranch 480 ac, Huntsville, Tx.



© 2007 Google

© 2007 Europa Technologies

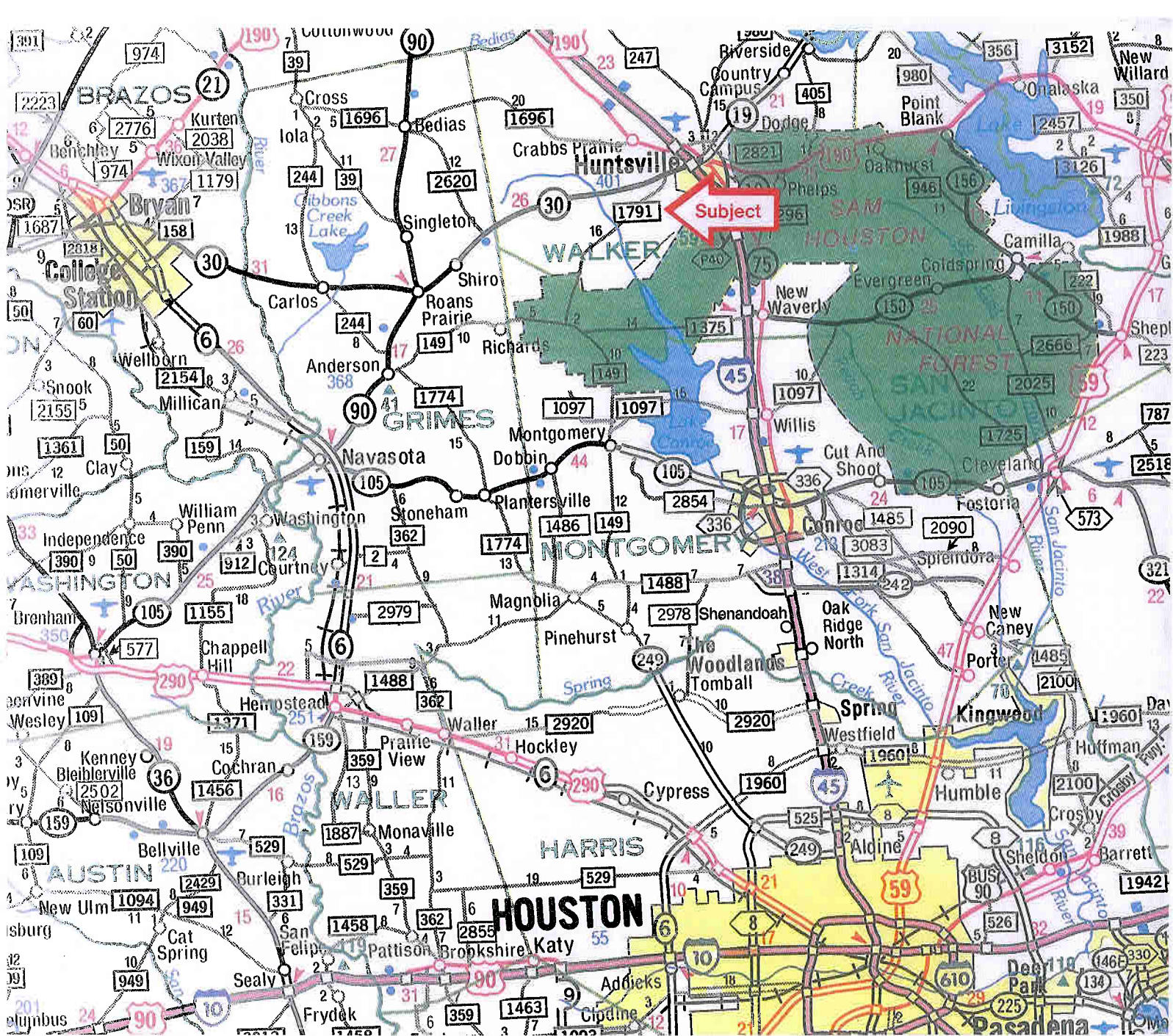
Streaming 100%

2475 ft

36.03" N 95°38'19.25" W elev 295 ft

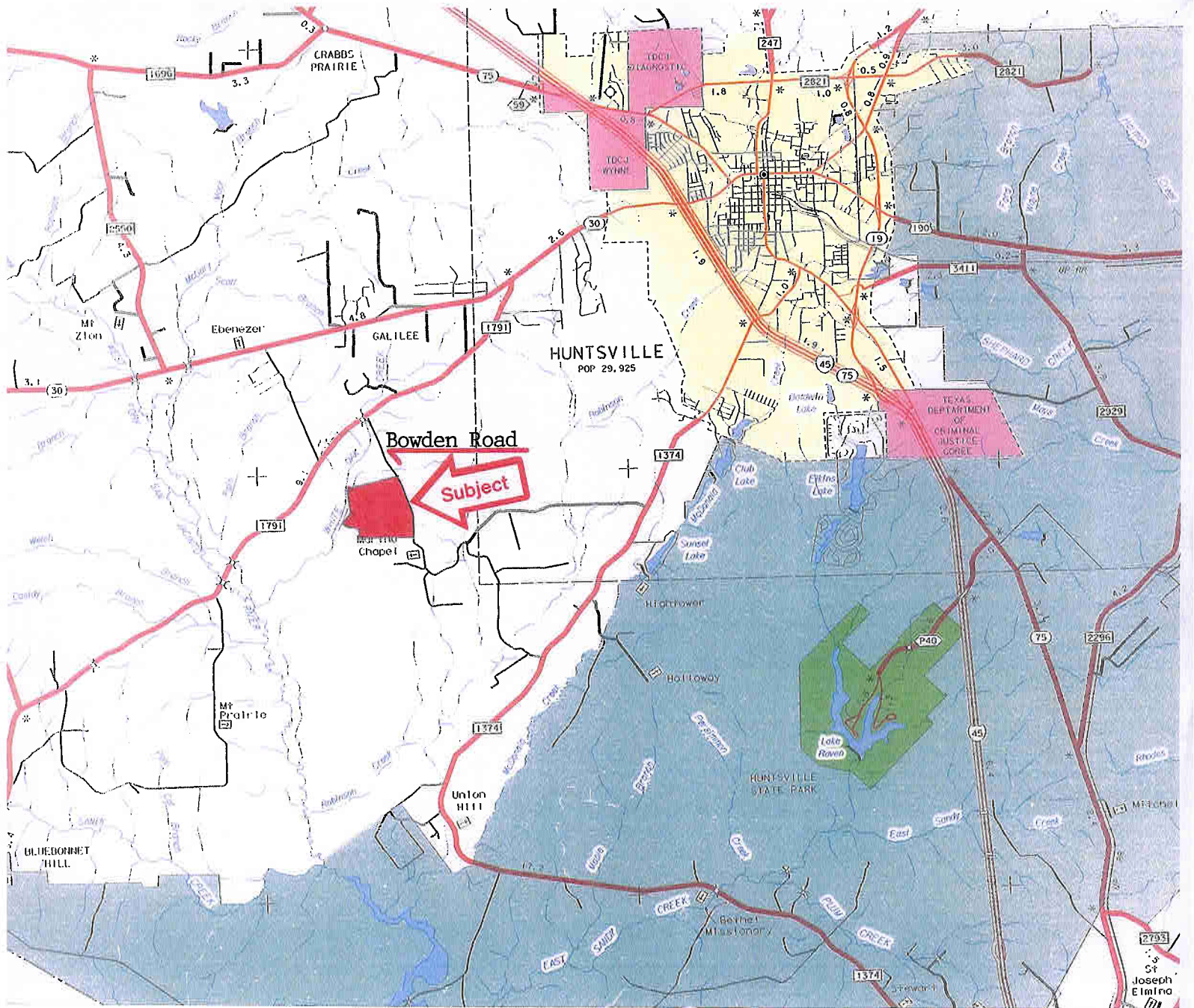
Eye





6J
Moore Ranch
480 acres 7 miles west of Huntsville
On Bowden Road

For More Information Please Contact: Bill Johnson & Associates Real Estate
420 East Main Bellville, Texas 77418
979-865-5969 or 281-463-3791 www.bjre.com



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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

* **Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

** **If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

Bill Johnson & Associates Real Estate 420 E. Main St., Bellville TX 77418
Phone: 979-865-5466

Fax: 979-865-5500

Bill Johnson and Associates Re

Produced with ZipForm™ by RE FormNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48036, (800) 363-9805

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