



5.504 acres Frantz Rd Cat Spring, Tx

- *5.504 Acres
- *Ranching, Farming or Recreational
- * Electricity, Fenced
- *Austin County



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



5.504 unrestricted acres await you in Cat Spring. This property is less than an hour from Houston with easy access to I-10 and 15 minutes from Bellville and Sealy. Great for ranching, farming or weekend recreation this property has electricity available, paved county road frontage and perimeter fence. Everyone wants to have a getaway in Cat Spring. Make this one yours.

Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.



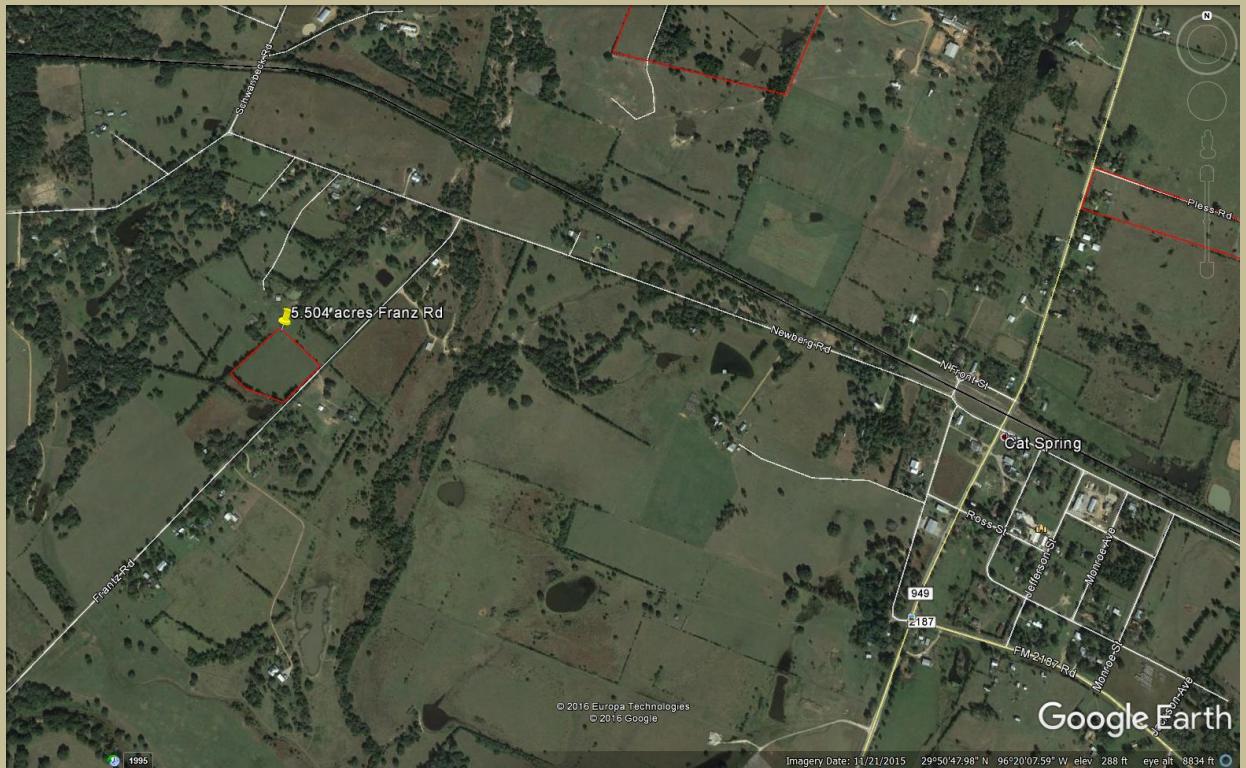
LOT OR ACREAGE LISTING

Location of Property:	1.2 miles west of downtown Cat Spring on Frantz Rd			Listing #:	100296	
Address of Property:	Frantz Rd, Cat Spring, Tx 78933			Road Frontage:	431'	
County:	Austin			Paved Road:	<input checked="" 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: 5.504 acres			
				Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

Number of Acres: 5.5040 Price per Acre (or) \$20,000.00 Total Listing Price: \$110,080.00 Terms of Sale: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Cash:</td> <td><input checked="" type="checkbox"/> YES</td> <td><input type="checkbox"/> NO</td> </tr> <tr> <td>Seller-Finance:</td> <td><input type="checkbox"/> YES</td> <td><input checked="" type="checkbox"/> NO</td> </tr> <tr> <td>Sell.-Fin. Terms:</td> <td colspan="2"></td> </tr> <tr> <td>Down Payment:</td> <td colspan="2"></td> </tr> <tr> <td>Note Period:</td> <td colspan="2"></td> </tr> <tr> <td>Interest Rate:</td> <td colspan="2"></td> </tr> <tr> <td>Payment Mode:</td> <td><input type="checkbox"/> Mo.</td> <td><input type="checkbox"/> Qt.</td> <td><input type="checkbox"/> Ann.</td> </tr> <tr> <td>Balloon Note:</td> <td><input type="checkbox"/> YES</td> <td><input type="checkbox"/> NO</td> </tr> <tr> <td colspan="3">Number of Years: _____</td> </tr> </table>	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"/> Ann.	Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Number of Years: _____			Improvements on Property: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Home:</td> <td><input type="checkbox"/> YES</td> <td><input checked="" type="checkbox"/> NO</td> </tr> <tr> <td>Buildings:</td> <td colspan="2">none</td> </tr> <tr> <td>Barns:</td> <td colspan="2">none</td> </tr> <tr> <td>Others:</td> <td colspan="2"></td> </tr> <tr> <td>% Wooded:</td> <td colspan="2">none</td> </tr> <tr> <td>Type Trees:</td> <td colspan="2"></td> </tr> <tr> <td>Fencing:</td> <td>Perimeter</td> <td><input checked="" type="checkbox"/> YES</td> <td><input type="checkbox"/> NO</td> </tr> <tr> <td>Condition:</td> <td colspan="3">good</td> </tr> <tr> <td>Cross-Fencing:</td> <td><input type="checkbox"/> YES</td> <td><input checked="" type="checkbox"/> NO</td> </tr> <tr> <td>Condition:</td> <td colspan="2"></td> </tr> <tr> <td>Ponds:</td> <td>Number of Ponds:</td> <td colspan="2">none</td> </tr> <tr> <td>Sizes:</td> <td colspan="3"></td> </tr> <tr> <td>Creek(s):</td> <td colspan="3">Name(s):</td> </tr> <tr> <td>River(s):</td> <td colspan="3">Name(s):</td> </tr> <tr> <td>Water Well(s): How Many?</td> <td colspan="3">none</td> </tr> <tr> <td>Year Drilled:</td> <td colspan="3">Depth:</td> </tr> <tr> <td>Community Water Available:</td> <td><input type="checkbox"/> YES</td> <td><input checked="" type="checkbox"/> NO</td> </tr> <tr> <td>Provider:</td> <td colspan="3"></td> </tr> <tr> <td>Electric Service Provider (Name):</td> <td colspan="3">San Bernard Electric Coop</td> </tr> <tr> <td>Gas Service Provider</td> <td colspan="3">private propane distributor</td> </tr> <tr> <td>Septic System(s): How Many:</td> <td colspan="3">none</td> </tr> <tr> <td>Year Installed:</td> <td colspan="3"></td> </tr> <tr> <td>Soil Type:</td> <td colspan="3">loamy fine sand/USDA</td> </tr> <tr> <td>Grass Type(s):</td> <td colspan="3">native bermuda</td> </tr> <tr> <td>Flood Hazard Zone: See Seller's Disclosure or to be</td> <td colspan="3" style="text-align: right;"><u>determined by survey</u></td> </tr> <tr> <td>Nearest Town to Property:</td> <td colspan="3">Bellville</td> </tr> <tr> <td>Distance:</td> <td colspan="3">10 Miles</td> </tr> <tr> <td>Driving time from Houston:</td> <td colspan="3">less than an hour</td> </tr> <tr> <td colspan="4">Items specifically excluded from the sale:</td> </tr> <tr> <td colspan="4">all sellers personal property</td> </tr> <tr> <td colspan="4">Additional Information:</td> </tr> <tr> <td colspan="4">may not be able to maintain Agricultural Valuation after purchase.</td> </tr> <tr> <td colspan="4">Market Value Property Tax Estimate - \$768.62</td> </tr> </table>	Home:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Buildings:	none		Barns:	none		Others:			% Wooded:	none		Type Trees:			Fencing:	Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Condition:	good			Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Condition:			Ponds:	Number of Ponds:	none		Sizes:				Creek(s):	Name(s):			River(s):	Name(s):			Water Well(s): How Many?	none			Year Drilled:	Depth:			Community Water Available:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Provider:				Electric Service Provider (Name):	San Bernard Electric Coop			Gas Service Provider	private propane distributor			Septic System(s): How Many:	none			Year Installed:				Soil Type:	loamy fine sand/USDA			Grass Type(s):	native bermuda			Flood Hazard Zone: See Seller's Disclosure or to be	<u>determined by survey</u>			Nearest Town to Property:	Bellville			Distance:	10 Miles			Driving time from Houston:	less than an hour			Items specifically excluded from the sale:				all sellers personal property				Additional Information:				may not be able to maintain Agricultural Valuation after purchase.				Market Value Property Tax Estimate - \$768.62			
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"/> Ann.																																																																																																																																																					
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO																																																																																																																																																						
Number of Years: _____																																																																																																																																																								
Home:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO																																																																																																																																																						
Buildings:	none																																																																																																																																																							
Barns:	none																																																																																																																																																							
Others:																																																																																																																																																								
% Wooded:	none																																																																																																																																																							
Type Trees:																																																																																																																																																								
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO																																																																																																																																																					
Condition:	good																																																																																																																																																							
Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO																																																																																																																																																						
Condition:																																																																																																																																																								
Ponds:	Number of Ponds:	none																																																																																																																																																						
Sizes:																																																																																																																																																								
Creek(s):	Name(s):																																																																																																																																																							
River(s):	Name(s):																																																																																																																																																							
Water Well(s): How Many?	none																																																																																																																																																							
Year Drilled:	Depth:																																																																																																																																																							
Community Water Available:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO																																																																																																																																																						
Provider:																																																																																																																																																								
Electric Service Provider (Name):	San Bernard Electric Coop																																																																																																																																																							
Gas Service Provider	private propane distributor																																																																																																																																																							
Septic System(s): How Many:	none																																																																																																																																																							
Year Installed:																																																																																																																																																								
Soil Type:	loamy fine sand/USDA																																																																																																																																																							
Grass Type(s):	native bermuda																																																																																																																																																							
Flood Hazard Zone: See Seller's Disclosure or to be	<u>determined by survey</u>																																																																																																																																																							
Nearest Town to Property:	Bellville																																																																																																																																																							
Distance:	10 Miles																																																																																																																																																							
Driving time from Houston:	less than an hour																																																																																																																																																							
Items specifically excluded from the sale:																																																																																																																																																								
all sellers personal property																																																																																																																																																								
Additional Information:																																																																																																																																																								
may not be able to maintain Agricultural Valuation after purchase.																																																																																																																																																								
Market Value Property Tax Estimate - \$768.62																																																																																																																																																								

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





Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



WWW.BJRE.COM

New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 L.L.C. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004851 License No.	kzapalqac@bjre.com Email	(979) 865-5969 Phone
William R Johnson Jr Designated Broker of Firm	0127410 License No.	billjohnson@bjre.com Email	(979) 865-5969 Phone
William R Johnson Jr Licensed Supervisor of Sales Agent/Associate	0127410 License No.	billjohnson@bjre.com Email	(979) 865-5969 Phone
Ian E Bader Sales Agent/Associate's Name	0277416 License No.	ibader@bjre.com Email	(979) 885-9436 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Bill Johnson & Associates Real Estate, 420 E Main Bellville, TX 77418
Ian Bader

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 979.885.9436 Fax: 979.8655500

Adkins, John & Joy