



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: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: Lot Size or Dimensions: 5.504 acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 5.5040

Price per Acre (or) \$20,000.00

Total Listing Price: \$110,080.00

Terms of Sale:

Cash: ☒ YES ☐ NO
Seller-Finance: ☐ YES ☒ NO
Sell.-Fin. Terms: _____
Down Payment: _____
Note Period: _____
Interest Rate: _____
Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.
Balloon Note: ☐ YES ☐ NO
Number of Years: _____

Property Taxes: Year: 2015

School: _____
County: _____
FM Rd: _____
ESD: _____
Estimate for 5.504 ac based on Ag Value

TOTAL: \$11.31

Agricultural Exemption: ☒ Yes ☐ No

School District: Sealy I.S.D.

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: ☐ Yes ☒ No

Lessee's Name: _____

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: _____

Roadway: _____

Electric: San Bernard Electric Coop

Telephone: _____

Water: _____

Other: _____

Improvements on Property:

Home: ☐ YES ☒ NO

Buildings: none

Barns: none

Others: _____

% Wooded: none

Type Trees: _____

Fencing: Perimeter ☒ YES ☐ NO

Condition: good

Cross-Fencing: ☐ YES ☒ 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: ☐ YES ☒ 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

determined by survey

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

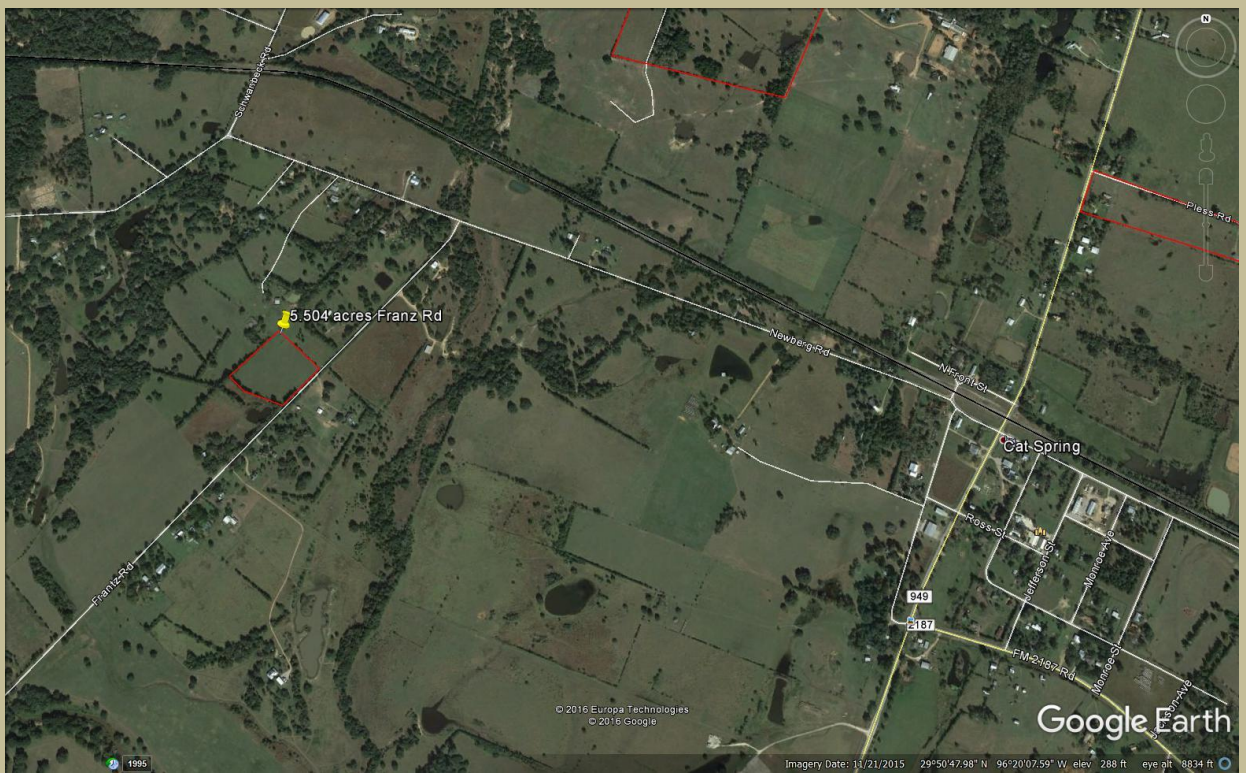
Additional Information: _____

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.**





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Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

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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.

<u>BJRE Holdings L.L.C.</u>	<u>9004851</u>	<u>kzupalqac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William R Johnson Jr</u>	<u>0127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ian E Bader</u>	<u>0277416</u>	<u>ibader@bjre.com</u>	<u>(979) 885-9436</u>
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

TAR 2501

IABS 1-0

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