



15138 Hartmann Lane, Cat Spring TX

If you've been waiting for the perfect piece of land in the Cat Spring community, loaded with sprawling live oaks this might be the answer to your search. Lots of trees, road frontage, good soil and grasses in this prime area of Austin County. It won't last long.

Bellville Office
979-865-5969
420 E. Main Street
Bellville TX 77418

Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970

New Ulm Office
979-992-2636
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New Ulm, TX 78950

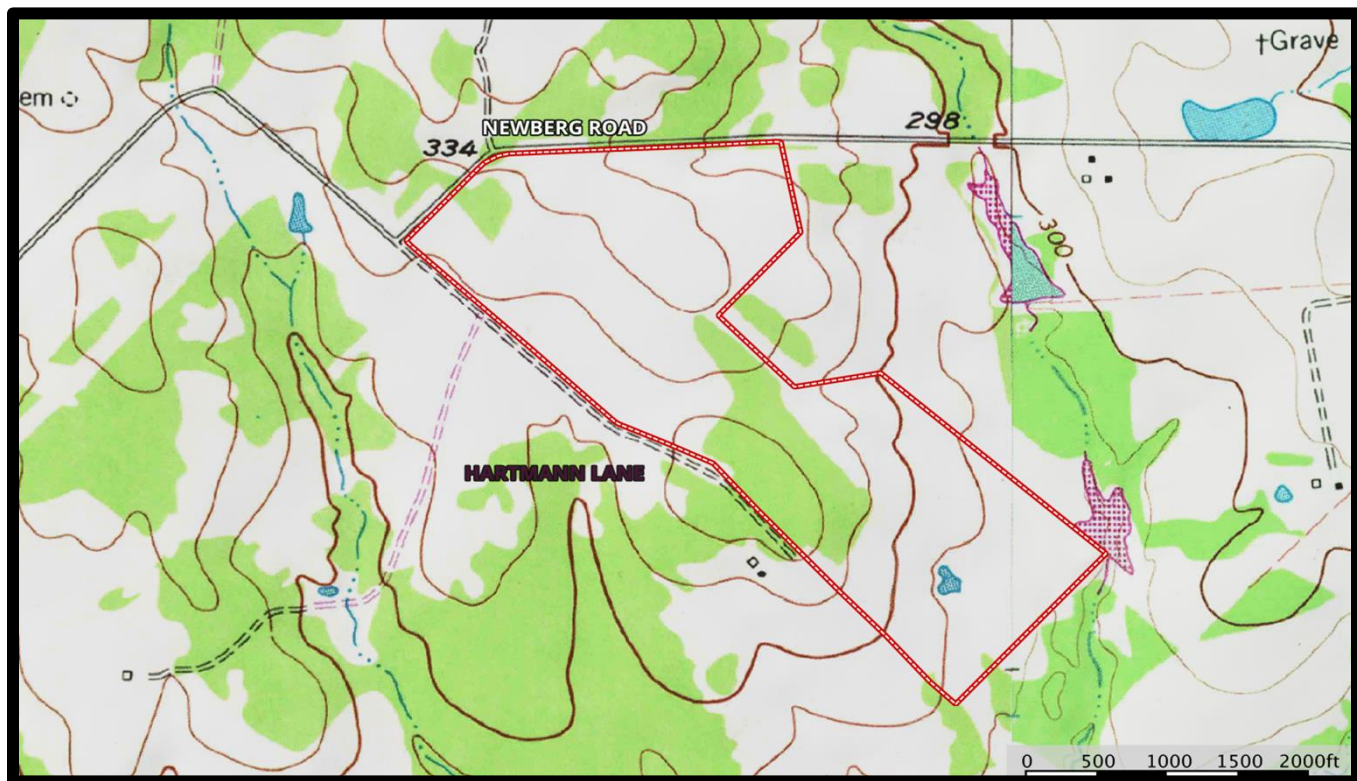




LOT OR ACREAGE LISTING

Location of Property:		Corner of Newberg Road and Hartmann Lane, Cat Spring, TX		Listing #: 102446	
Address of Property:		15138 Hartmann Lane		Road Frontage: See Additional Info	
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	N/A		Lot Size or Dimensions: Approx. 129 Acres		
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO	
Number of Acres: 129.0000					
Price per Acre (or) \$9,500.00					
Total Listing Price: \$1,225,500.00					
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: 2016					
School:			\$260.72		
County:			\$82.02		
Hospital:			\$12.48		
FM Road:			\$16.64		
SpRd/Brg:			\$13.80		
TOTAL:			\$385.66		
Agricultural Exemption:	☒ Yes ☐ No				
School District:	Bellville ISD		I.S.D.		
Minerals and Royalty:					
Seller believes	100%		*Minerals		
to own:	100%		*Royalty		
Seller will	Negotiable		Minerals		
Convey:	Negotiable		Royalty		
Leases Affecting Property:					
Oil and Gas Lease:	☐ Yes ☒ No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	☒ Yes ☐ No				
Lessee's Name:	John Dirba				
Lease Expiration Date:	Month to Month				
Oil or Gas Locations:	☐ Yes ☒ No				
Easements Affecting Property: Name(s):					
Pipeline:	NONE				
Roadway:	NONE				
Electric:	San Bernard Electric				
Telephone:	NONE				
Water:	NONE				
Other:	NONE				
Improvements on Property:					
Home:	☐ YES ☒ NO				
Buildings:	Small camp house of little value				
Barns:					
Others:					
% Wooded: 30%					
Type Trees: Large Live Oaks, Cedars and Elms					
Fencing:	Perimeter	☒ YES ☐ NO			
	Condition:	Fair			
	Cross-Fencing:	☒ YES ☐ NO			
	Condition:	Fair			
Ponds:	Number of Ponds:				
Sizes:					
Creek(s):	Name(s):				
River(s):	Name(s):				
Water Well(s): How Many? ONE					
Year Drilled:		Unknown	Depth:		Unknown
Community Water Available: ☐ YES ☒ NO					
Provider:					
Electric Service Provider (Name):					
San Bernard Electric Co-op					
Gas Service Provider					
NONE					
Septic System(s): How Many: NONE					
Year Installed:					
Soil Type: Sandy					
Grass Type(s): Native					
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property: Cat Spring					
Distance: Four Miles					
One Hour					
Items specifically excluded from the sale: All of Seller's and Lessee's personal property located on the subject premises.					
Additional Information:					
Road Frontage on Hartmann Rd: Approx 4588 ft					
Road Frontage on Newberg Rd: Approx 2522 ft					

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



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>kzapalac@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>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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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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LABS Forms (New)

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