

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

Dittmar Road - Sealy, Colorado County



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

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New Ulm (979) 992-2636

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New Ulm (979) 992-2637

This approximate 165 acre property is located south of Cat Spring in Colorado County. One enters the property from Dittmar Road. This gently rolling, sandy loam property is bordered on one side by approximately 3500 feet of frontage on the ever-flowing San Bernard River.

Secluded and private, the river area with its immense sandbars lined with impressive live oak trees, provides recreational opportunities or simply a peaceful atmosphere to relax and enjoy the beauties of nature. The habitat along the San Bernard River is a safe harbor for many species of wildlife. Coastal and native grasses cover the sandy loam pastures providing bountiful hay harvests. The owner has enjoyed the fruits of a vineyard for several years providing ample quantities of grapes for making jellies, jams and wine.

Improvements on the property consist of a 30' x 60' Morgan barn with water and electricity and roll-up doors on both ends. Water well provides water for the vineyard as well as the livestock. Minerals are negotiable.

List Price: \$1,311,750
 ID No.: 78362
 Listing Type: For Sale
 Use: Farm & Ranch
 Building: Land Only
 Acreage: 165.00 Acres
 Frontage: Paved Road, County Road
 Other Features: Barns, Well, Water Front, Partially Wooded, Rolling, Sandy Soil, Improved Pasture
 Directions: Cat Spring - FM 949 south, left on Cat Spring Road, left on Dittmar to property.











**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

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NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

Location of Property: Cat Spring: FM 949 south; L on Cat Spring Rd; L on Dittmar to property Listing #: 78362
Address of Property: Dittmar Road, Sealy TX 77474 Road Frontage: Approximately 73.85 Ft.
County: Colorado Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☐ YES ☒ NO
Subdivision: N/A Lot Size or Dimensions: 165 acres +/-
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: Approx. 165**Price per Acre (or)** \$7,950.00 per acre**Total Listing Price:** \$1,311,750.00**Terms of Sale:**

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

Property Taxes:

2012
School: \$ 801.35
County: \$ 324.63
FM/Rd/Br.: _____
Hospital: _____
GCD: \$ 10.11
TOTAL: \$1,136.09 +/-

Agricultural Exemption: ☐ Yes ☐ No**School District:** Columbus I.S.D.**Minerals and Royalty:**

Seller believes 100% M&R on 54.12 acres *Minerals
to own: 50% M&R on 110.88 acres *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: _____

Lease Expiration Date: _____

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s): _____Pipeline: Gulf Pipe Line Company

Roadway: _____

Electric: San Bernard Electric Cooperative; L.C.R.A.

Telephone: _____

Water: _____

Other: _____

Improvements on Property:Home: ☐ YES ☒ NO See HOME listing if YesBuildings: NoneBarns: 30' x 60' Morgan BarnOthers: NoneApprox. % Wooded: 25% +/-Type Trees: Live OakFencing: Perimeter ☒ YES ☐ NOCondition: FairCross-Fencing ☒ YES ☐ NOCondition: FairPonds: Number of Ponds: None

Sizes: _____

Creek(s): Name(s): NoneRiver(s): Name(s): San Bernard River**Water Well(s): How Many?** 1Year Drilled: 2003 Depth: 380' +/-Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): _____San Bernard Electric Cooperative, Inc.**Gas Service Provider** _____

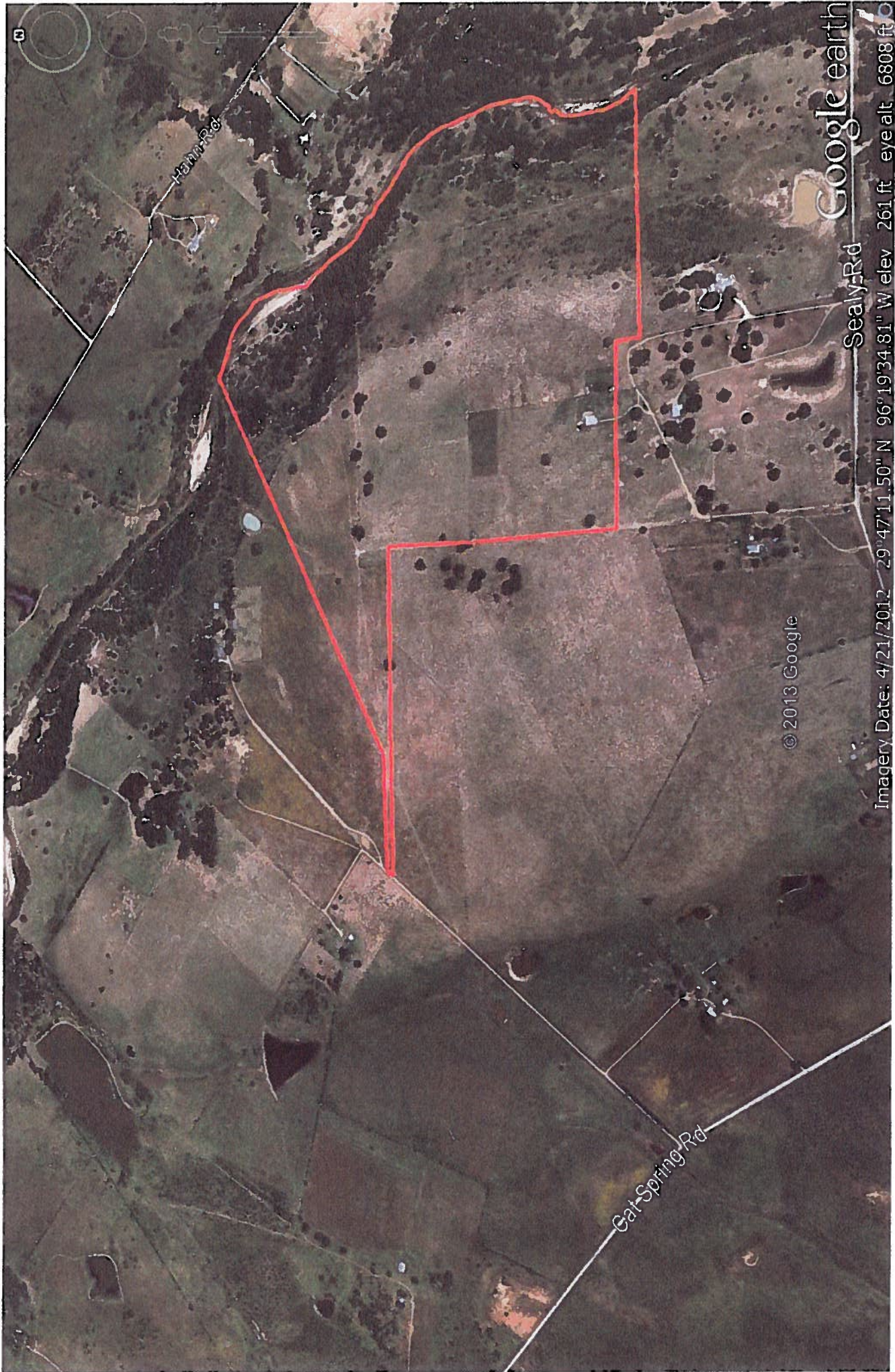
None

Septic System(s): How Many: None

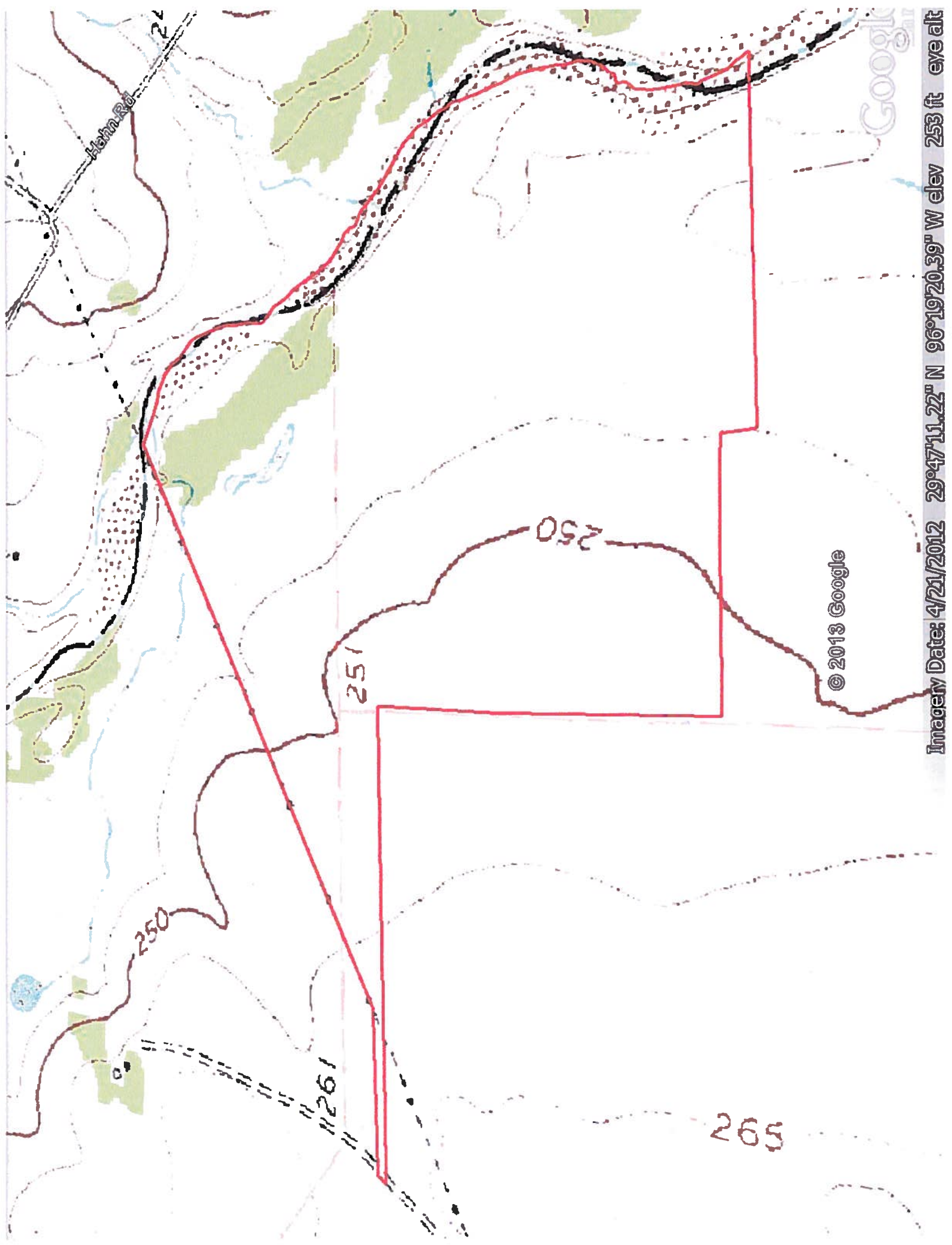
Yr Installed: _____

Soil Type: Sandy Loam**Grass Type(s):** Coastal and Native**Flood Hazard Zone:** See Seller's Disclosure or to benearest Town to Property:**Nearest Town to Property:** SealyDistance: 11 milesDriving time from Houston 50 minutes**Items specifically excluded from the sale:** All of Sellerspersonal property located on said 165 acres. Portable penslocated on property.**Additional Information:** _____Grape Vineyard

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



Imagery Date: 4/21/2012 29°47'11.50" N 96°19'34.81" W elev 261 ft eye alt 6808 ft



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(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones:

High Risk Areas: A and V zones

AE A AH AO AR A99 VE V

Moderate Risk Areas: "Shaded X" zone Undetermined Risk Areas: D zone

"Shaded X" zone D zone

No data available: Try the FEMA Map Service Center <http://mssc.fema.gov>

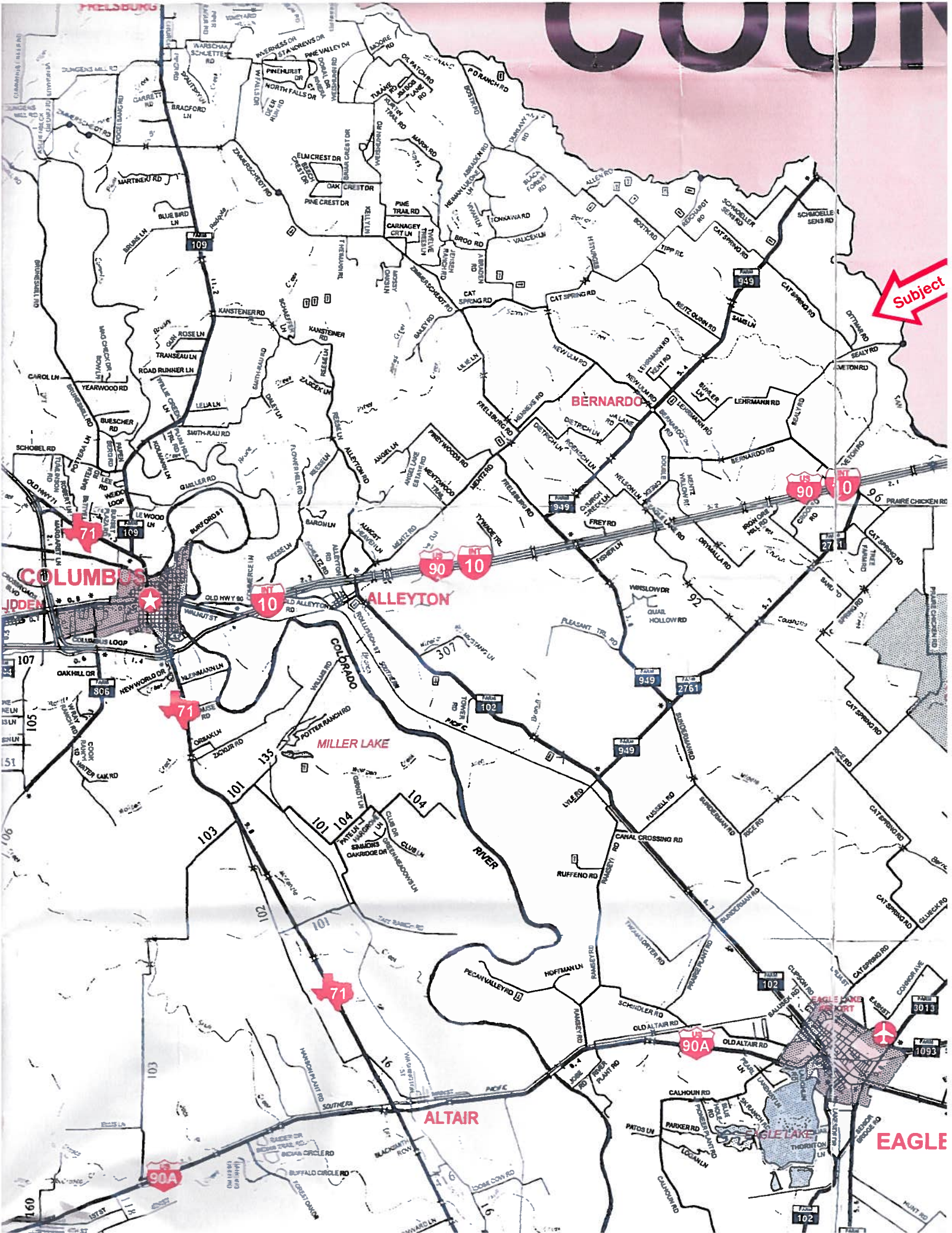
No flood hazard data available in Google Earth

Other information: Jurisdictions Cross sections FIRM LOMR

This information displays at an eye altitude of 10,000 feet or lower.

Imagery Date: 4/21/2012 29°47'12.70"N 96°19'27.02"W elev 256 ft eye alt 6041 ft

COLUMBIA



Subject

COLUMBUS

BERNADILLO

ALLEYTON

MILLER LAKE

ALTAIR

EAGLE LAKE

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-

