

# WALKING "T" RANCH



- 94.802 Acres
- 13 Acre Lake
- C.1867 Farmhouse
- Guest House
- Camp House
- Green House
- Workshop
- Barns/Pens

An easy 45 minute drive from Houston makes this property a wonderful weekend retreat or a place to proudly call home. Located near Cat Spring on FM 1094, this 94.820 acre property boasts a sparkling 13 acre stocked lake with several fishing piers. Gravel ranch roads lined with cypress, river birch and oak trees enhance the beauty of this property. A perfect place for recreational and agricultural use, build your dream home on the existing engineered home site overlooking the magnificent lake or settle into the circa 1867 farmhouse. This vintage home was moved onto the property and remodeled in 2003. The wrap around porch on three sides adds to the quaint feel of this country home.

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











## LAND

- 94.802 Acres
- 10769 FM 1094 Sealy, Texas
- Nearest town: Cat Spring
- 45 minutes from Houston
- Property is fenced and cross-fenced allowing for various crops and livestock
- 13 acre lake with several piers
- Engineered home site overlooking the lake
- Gravel ranch roads

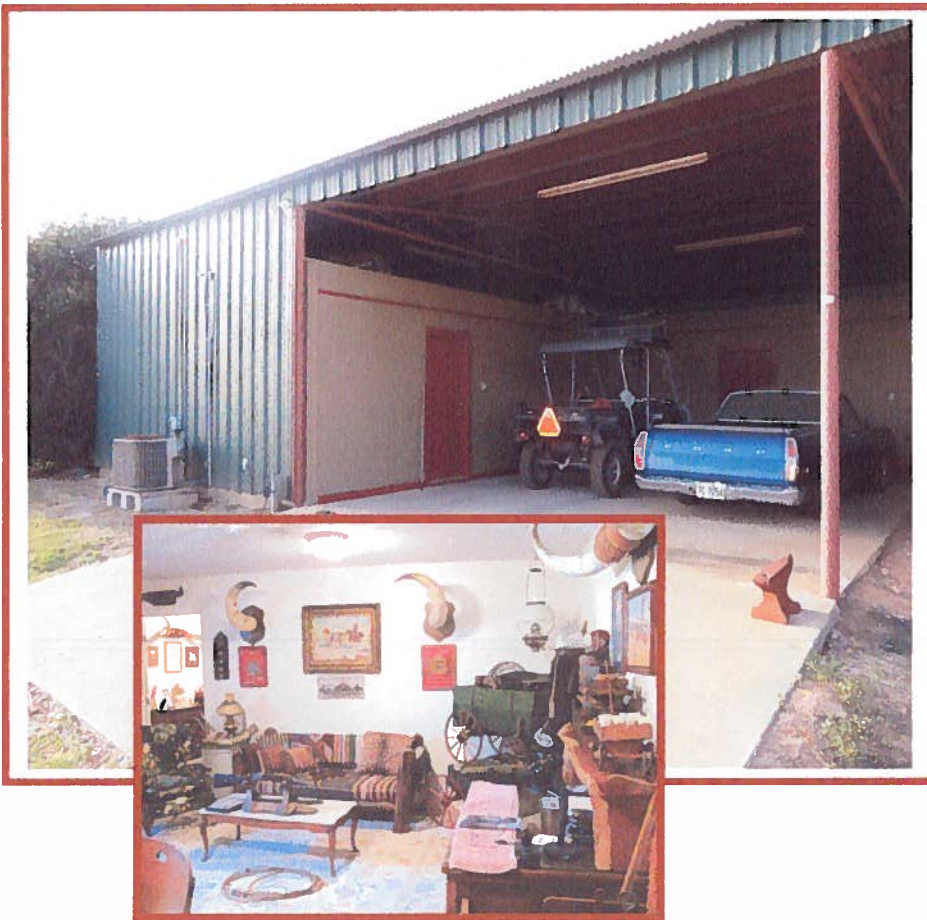


## Main Home

- C. 1867 Farmhouse (remodeled in 2003)
- 1600 square feet
- 3 bedrooms – 2 baths plus sitting room/home office
- Cypress exterior with composition roof
- Wraparound porch with railing
- Central Heat and Air
- Electric Water Heater
- Wood Burning Stove





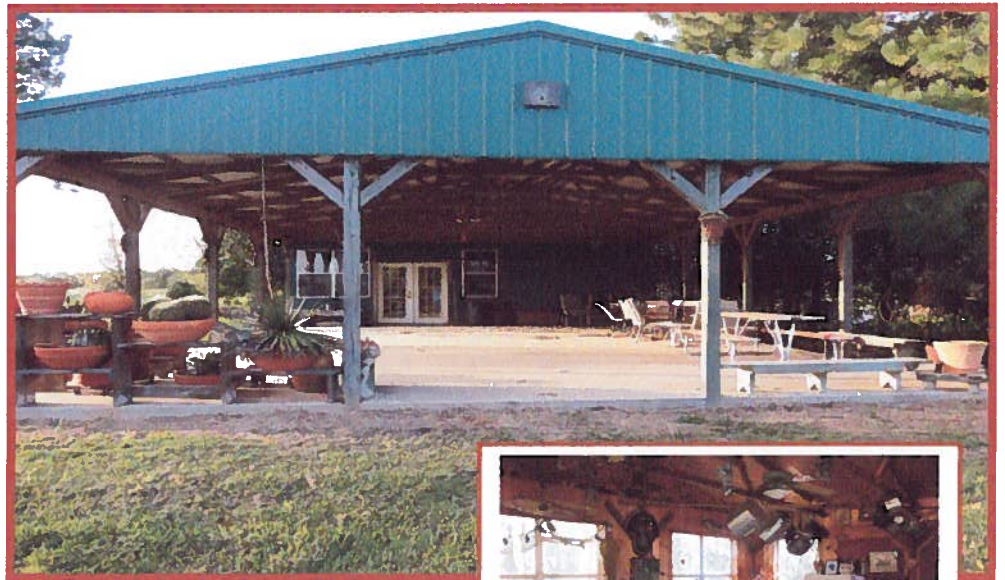


## Guest House

- Built in 2003
- 1000 Square Feet
- 2 Bedrooms – 1 Bath (2<sup>nd</sup> Bedroom is 19 X 11)
- Slab Foundation
  - Tin Roof
  - Tin Exterior
- Central Air and Heat
- Electric Water Heater

## Camp House

- Built in 1999
- 600 Square Feet
- ½ Bath
- Tin Roof
- Tin Exterior
- 30 x 40 Covered Patio with outdoor speakers
- Ceilings are crafted from Aspen Pine and Walls are knotty pine
- Covered BBQ House with Cleaning Station and live well for bait
- 1800 Square Foot Dock overlooking Lake
- 2-8" Water Wells (15HP & 1HP submersible pump)
- Windmill (40' Tower\*8'Blades\*submersible pump)





## Green House

- Irrigation System Ready
- Metal Roof
- Hardi Plank exterior and Treated Lumber
- Covered Porch
- Arbor
- Landscaped with Texas Native Plants
- Architecture Details
- Fruit Orchard
- Covered arbor with ole' swimming hole



## Workshop

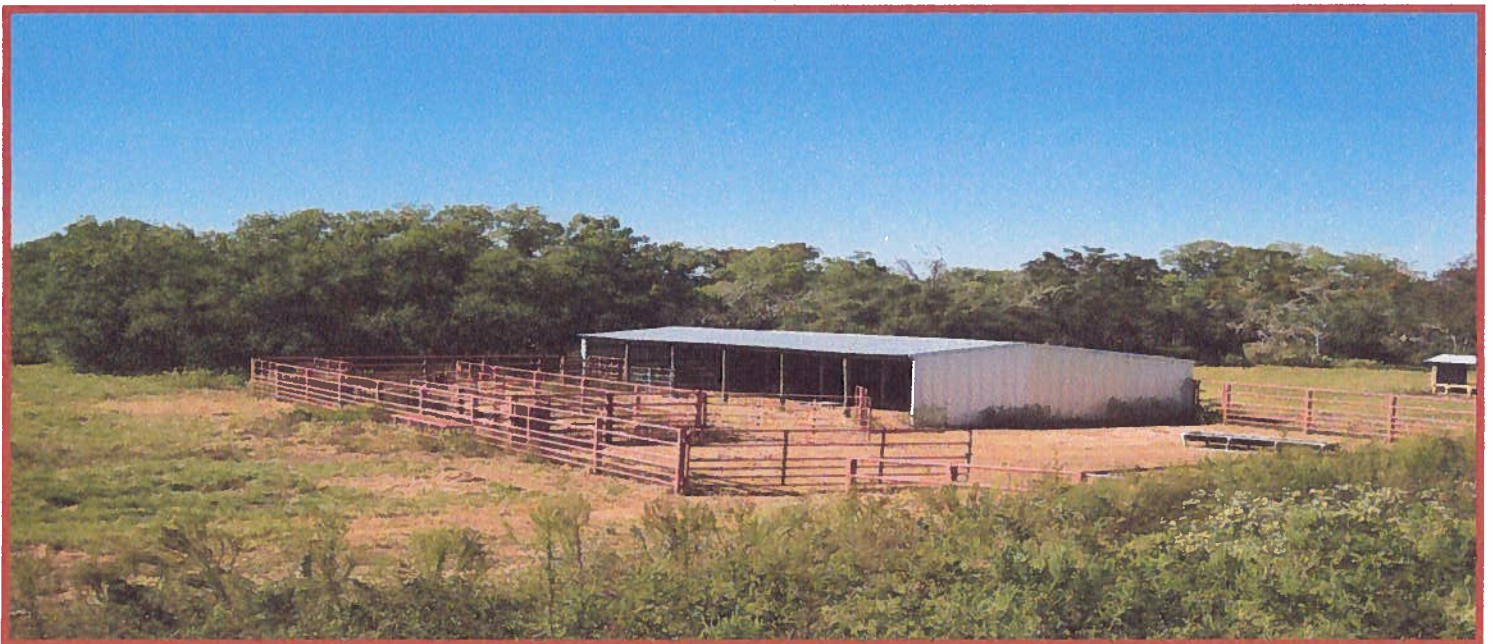
- 40 x 80
- Slab Foundation
  - Insulated
  - ½ Bath
- 30 foot lean-to & 20 foot lean-to
- Featuring a lift boom





## Barns and Pens

- 2 metallic barns 4500 square feet each
- Enclosed 20 x 40 with Overhead Door in One
- Metallic storage building on concrete slab with water and lights
- 24 x 60 Cow Barn and Pipe Pens
- 3 Small Stock Barns and Pens





# **WALKING "T" RANCH**

**Cat Spring, Texas**



**Bill Johnson and Associates Real Estate Company**

**979-865-5466 - 979-992-2636**

**[www.bjre.com](http://www.bjre.com)**



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

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

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**LOT OR ACREAGE LISTING**

Location of Property: Fr. Bellville-36S; R-FM2429 3.6mi.; R-FM949 3.5mi.; L-FM1094 1.5mi. to property on Rt Listing #: 74542  
 Address of Property: 10769 FM 1094 Sealy, Texas 77474 Road Frontage: Barremore-1175' FM 1094-2570'  
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: N/A Lot Size or Dimensions: 94.802 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 94.802 Acres**Price per Acre (or)****Total Listing Price:** \$1,600,000.00**Terms of Sale:**Cash: ☒ YES ☐ NOSeller-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:**

2012

School: \$ 3,553.21

County: \$ 1,241.96

FM Road \$ 252.46

Sp. Rd. Brg \$ 209.20

Other \$0.00

TOTAL: \$ 5,256.83

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

Seller believes 75% \*Minerals

to own: 75% \*Royalty

Seller will Negotiable Minerals

Convey: Negotiable Royalty

**Leases Affecting Property:**Oil and Gas Lease: ☒ Yes ☐ No

Lessee's Name: Halcon Energy Properties

Lease Expiration Date: Exp. 2014

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

**Oil or Gas Locations:** ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: None

Roadway: None

Electric: San Bernard Electric Co-Op

Telephone: AT&amp;T

Water: None

Other: None

**Improvements on Property:**Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings: Metallic Storage building with lean-to (insulated) with water and lights - concrete floor

Barns: 24' x 60' cow barn &amp; pipe pens

2- 4,500 sq. ft. Metallic Buildings

Others: 3 small stock barns and pens

40' x 80' workshop on slab (insulated), 1/2 bath.

30' lean-to, 20' lean-to, lift boom

Approx. % Wooded: 35-40%

Type Trees: cypress, oaks, orchard

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☒ YE ☐ NO

Condition: Good

**Lakes:** Number of Lakes: 1

Sizes: 13 Acres +/-

**Creek(s):** Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** 3

Year Drilled: unknown Depth (1)150' (2)250'+/-

**Community Water Available:** ☐ YES ☒ NO

Provider: N/A

**Electric Service Provider (Name):**

San Bernard Electric Co-operative

**Gas Service Provider**

Private

**Septic System(s): How Many:** 2

Yr installed 1- unknown 1 - 2003

**Soil Type:** sandy/clay**Grass Type(s):** Multiple Bahia & Bermuda Tifton 85**Flood Hazard Zone:** See Seller's Disclosure or to be

nearest Town to Property:

**Nearest Town to Property:** Cat Spring

Distance 2 miles

**Driving time from Houston** 45 minutes**Items specifically excluded from the sale:**

All Seller's/Lessee's personal property located on said

94.802 acres.

**Additional Information:**

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



REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 1769





10769 Fm 1094 Rd, Sealy, TX

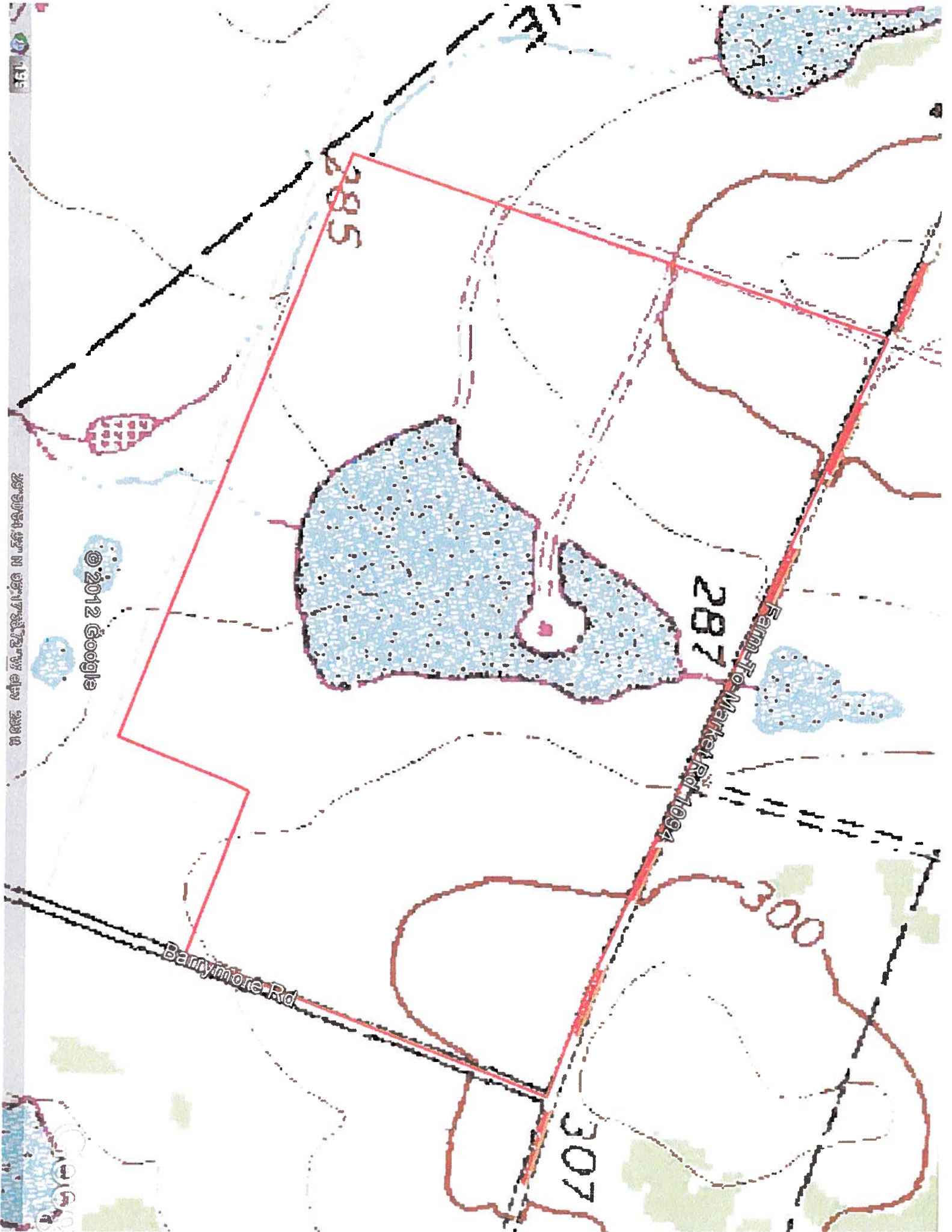
Farm-To-Market Rd 1094

Barrymore Rd

© 2012 Google

Google









(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  FIRMS  LOMRS

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

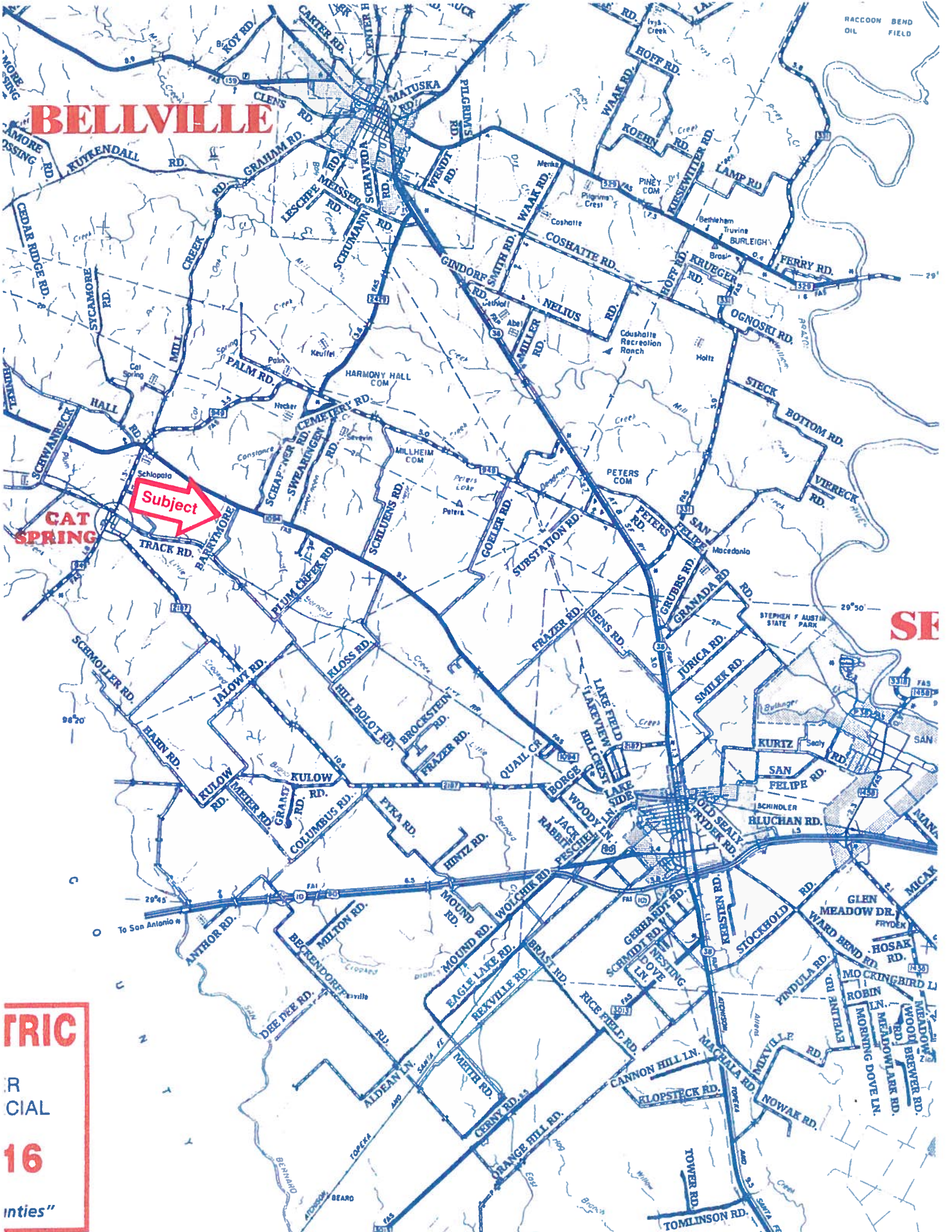
195

23 50:46.53° N 90° 17' 11.79° W elev: 279 ft

Google earth

Eye alt: 8425 ft





**BELLVILLE**

**Subject**

**CAT SPRING**

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# Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

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## HOME LISTING

Address of Home: 10769 FM 1094 Sealy, Texas Listing#: 74542  
 Location of Home: Bellville-36S; R-FM 2429 3.6mi.; R-FM 949 3.5mi.; L-FM1094 1.5mi, to property on Right  
 County or Region: Austin County For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: N/A Property Size: 94.802 acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO  
**Listing Price:** \$1,600,000.00  
**Terms of Sale**  
 Cash: ☒ YES ☐ NO  
 Seller-Finance: ☐ YES ☒ NO  
**Sell.-Fin. Terms:**  
 Down Payment:  
 Note Period:  
 Interest Rate:  
 Payment Mode: ☐ Mr ☐ Qt. ☐ S.A. ☐ Anr  
 Balloon Note: ☐ YES ☐ NO  
 Number of Years:

### Size and Construction:

Year Home was Built: 1867 ( remodeled 2003)  
 Lead Based Paint Addendum Required if prior to 1978: ☒ YES  
 Bedrooms: 3 Bath: 2  
 Size of Home (Approx.) 1,600 Living Area  
 Total  
 Foundation: ☐ Sla ☐ Pier/Beam ☐ Other blocks  
 Roof Type: Composition Year Installed: 2010  
 Exterior Construction: Cypress

### Room Measurements: APPROXIMATE SIZE:

Living Room: 14x15  
 Dining Room: /sun porch 20x7  
 Kitchen: 19 1/2 x 13  
 Family Room:  
 Utility: 7x15  
 Bath: 6x5 claw ft. ☒ Tu ☐ Show  
 Bath: 7x5 ☐ Tu ☒ Show  
 Bath: ☐ Tu ☐ Show  
 Master Bdrm: 17x12  
 Bedroom: 11x15  
 Bedroom: 10x9  
 Bedroom:  
 Other: office 15x13  
 Garage: ☐ Carport: No. of Cars: Size: ☐ Attached ☐ Detached

### Porches:

Front: Size: wraparound porch ( front, side, back)  
 Back: Size:  
 Deck: Size: ☐ Covered  
 Deck: Size: ☐ Covered  
 Fenced Yard:  
 Outside Storage: ☒ Yes ☐ No Size:  
 Construction:  
 TV Antenna ☐ Dish ☒ Cable ☐

### Home Features

☒ Ceiling Fans No. 4  
☒ Dishwasher  
☐ Garbage Disposal  
☐ Microwave (Built-In)  
☒ Kitchen Range (Built-In) ☒ Gas ☒ Electric  
☐ Refrigerator

### Items Specifically Excluded from The Sale: LIST:

All of Seller's or Lessee's personal property located on said 94.802 acres.

### Heat and Air:

☒ Central Heat Gas ☐ Electric ☒ 1  
☒ Central Air Gas ☐ Electric ☒ 1  
☐ Other:  
☐ Fireplace(s)  
☒ Wood Stove  
☒ Water Heater(s): ☐ Gas ☒ Electric

### Utilities:

Electricity Provider: San Bernard Electric Co-Op  
 Gas Provider: Private  
 Sewer Provider: Septic  
 Water Provider: Well  
 Water Well: ☒ YES ☐ NO Depth: 150'  
 Year Drilled: unknown  
 Average Utility Bill: Monthly:

### Taxes:

2012 Year  
 School: \$3,553.21  
 County: \$1,241.96  
 FM Rd \$252.46  
 Sp. Rd Brg \$209.20  
 Other \$0.00  
 Total \$5,256.83

School District: Sealy

### Additional Information:

wood stove

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## Guest House

Address of Home:	10769 FM 1094 Sealy, Texas 77474		Listing #: 74542
Location of Home:	Fr. Bellville-36S; R-FM2429 3.6mi.; R-FM949 3.5mi.; L-FM1094 1.5mi., to property on Rt		
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	94.802 Acres
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Listing Price:</b>	<b>\$1,600,000.00</b>		
<b>Terms of Sale:</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Sell.-Fin. Terms:</b>			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode:	<input type="checkbox"/> M <sub>t</sub> <input type="checkbox"/> Q <sub>t</sub> <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:			
<b>Size and Construction:</b>			
Year Home was Built:	2003		
Lead Based Paint Addendum Required if prior to 1987	<input type="checkbox"/> YES		
Bedrooms: 2	Baths: 1		
Size of Home (Approx.)	1,000	Living Area	
	1,000	Total	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Tin Year Installed: 2003		
Exterior Construction	Tin		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Living Room:	19x19		
Dining Room:			
Kitchen:			
Family Room:			
Utility Room:	9x5		
Bath:	9x6	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath: Master		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bedroom:	15x11 walk in closet		
Bedroom:			
Bonus Room			
Bedroom:			
Other:			
Garage:	Carpent.	No. of Cars:	
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached		
<b>Porches:</b>			
Front: Size:			
Back: Size:			
Deck: Size:	<input type="checkbox"/> Covered		
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:			
Outside Storage:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Size:	
Construction:			
TV Antenna	<input checked="" type="checkbox"/> Dish <input type="checkbox"/> Cable		

## Home Features:

- ☒ Ceiling Fans No. 2
- ☒ Dishwasher
- ☐ Garbage Disposal
- ☐ Microwave (Built-In)
- ☒ Kitchen Range (Built-In) ☒ Gas ☒ Electric
- ☐ Other

## Items Specifically Excluded from The Sale: LIST:

All of Seller's or Lessee's personal property located on said 94.802 acres.

## Heat and Air:

- ☒ Central Heat ☐ Gas ☒ Electric 1
- ☒ Central Air ☐ Gas ☒ Electric 1
- ☐ Other:
- ☐ Fireplace(s)
- ☐ Wood Stove
- ☒ Water Heater(s): ☒ Gas ☐ Electric

## Utilities:

Electricity Provider: San Bernard Electric Co-Op  
 Gas Provider: Private  
 Sewer Provider: Septic  
 Water Provider: Well  
 Water Well ☒ YES ☐ NO Depth: 150  
 Year Drilled: unknown  
 Average Utility Bill: Monthly:

## Taxes:

2012 Year  
 School: \$3,553.21  
 County: \$1,241.96  
 FM Rd: \$252.46  
 Sp. Rd. Bg: \$209.20  
 Other:  
 Total: \$5,256.83

## School District:

Sealy

## Additional Information:

19' x 11' room can be used as additional bedroom or office.  
 No appliances included

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**Camphouse**

Address of Home:	10769 FM 1094 Sealy, Texas 77474		Listing #: 74542
Location of Home:	Fr. Bellville-36S; R-FM2429 3.6mi.; R-FM949 3.5mi.; L-FM1094 1.5mi. to property on Rt		
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	94.802 Acres
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Listing Price:</b>	<b>\$1,600,000.00</b>		
<b>Terms of Sale:</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Sell.-Fin. Terms:</b>			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:			
<b>Size and Construction:</b>			
Year Home was Built:	1999		
Lead Based Paint Addendum Required if prior to 1987	<input type="checkbox"/> YES		
Bedrooms:	Baths:	Half	
Size of Home (Approx.)	600 Living Area		
	600 Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Tin Year Installed: 1999		
Exterior Construction	Tin		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Living Room	20x30		
Utility Room:			
Bath:	1/2 bath 6x6 <input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Bath: Master	<input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Bedroom:			
Bedroom:			
Bonus Room			
Bedroom:			
Other:			
Garage:	<input type="checkbox"/> Carport <input type="checkbox"/> No. of Cars: <input type="checkbox"/> Attached <input type="checkbox"/> Detached		
<b>Porches:</b>			
Front: Size:			
Back: Size:			
Patio: Size:	30' x 40' <input checked="" type="checkbox"/> Covered		
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:			
Outside Storage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N Size: <input type="checkbox"/> Construction:		
TV Antenna	<input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>		
<b>Home Features:</b>			
<input checked="" type="checkbox"/> Ceiling Fans	No.	2	
<input type="checkbox"/> Dishwasher			
<input type="checkbox"/> Garbage Disposal			
<input type="checkbox"/> Microwave (Built-In)			
<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
<input type="checkbox"/> Other			
<b>Items Specifically Excluded from The Sale: LIST:</b>			
All of Seller's or Lessee's personal property located on said 94.802 acres. Firepit			
<b>Heat and Air:</b>			
<input type="checkbox"/> Central Heat	<input type="checkbox"/> Gas <input type="checkbox"/> Electric		
<input type="checkbox"/> Central Air	<input type="checkbox"/> Gas <input type="checkbox"/> Electric		
<input checked="" type="checkbox"/> Other:	ONE window unit		
<input type="checkbox"/> Fireplace(s)			
<input type="checkbox"/> Wood Stove			
<input type="checkbox"/> Water Heater(s):	<input type="checkbox"/> G <input type="checkbox"/> Electric		
<b>Utilities:</b>			
Electricity Provider:	San Bernard Electric		
Gas Provider:	Private		
Sewer Provider:	Septic		
Water Provider:	Well		
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	150
		Year Drilled:	unknown
Average Utility Bill:	Monthly: <input type="checkbox"/>		
<b>Taxes:</b>	2012 Year		
School:	\$3,553.21		
County:	\$1,241.96		
FM Rd	\$252.46		
Sp. Rd. Bg	\$209.20		
Other			
<b>Total</b>	<b>\$5,256.83</b>		
<b>School District:</b>	Sealy I. S. D.		
<b>Additional Information:</b>			
30x60 slab - 20x30 camphouse			
Inside walls are made of knotty pine and ceiling is made of aspen			
portable island in kitchen			
1800 square foot deck overlooking lake			
covered BBQ house with cleaning station and live well for bait			
outdoor speakers			

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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 12168, Austin, Texas 78711-2168 or 512-463-

