

# HK Ranch



**This 244.935 acre ranch is located in the much desired “massive live oak” area south of Cat Spring. This gently rolling, sandy loam property is bordered on one side by approximately 5,000 feet of frontage on the ever-flowing San Bernard River. Secluded and private, the river area with its immense sand bars lined with impressive live oak trees provides recreational opportunities or simply a peaceful atmosphere to relax and enjoy the beauties of nature. Operated by its present owner as a cattle operation, the property is enhanced with all of the amenities necessary to a ranching operation, as well as improvements for the comforts enjoyed by the owner. Two vineyards grace the ranch, producing ample quantities of grapes for making jellies, jams, wine as well as some additional grapes for sharing with neighbors. Two stocked ponds, each approximately 2 acres in size, with one pond featuring a multi-level wooden pier extending well into the water, enhance the property with a touch of character. The main entrance into the ranch is from Sealy Road, a paved county road. From Dittmar Road, one may enter the back side of the ranch.**

Bill Johnson and Associates Real Estate Company  
979-865-5466      979-992-2636  
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Elegant and comfortable, the main ranch home was constructed in 2007 and boasts an Austin Stone and wood exterior with a standing seam metal roof. The home's wood exterior was salvaged from a home built in 1899 in The Heights in Houston. It boasts approximately 3200+ sq.ft. of living area with 3 bedrooms and 2-1/2 baths, formal living and dining rooms, an office, and wood and ceramic tile flooring. Oak wood flooring throughout the home was salvaged from an old home on Montrose in Houston and professionally refinished and reinstalled. A gas fireplace in the Master Suite and a wood-burning Rumford fireplace in the kitchen

create the ambiance so appreciated in a country farm house. Its spacious kitchen and breakfast area, designed with the serious cook in mind, proudly houses a Wolf 6-burner cook-stove, double ovens, a Sub Zero refrigerator, custom solid walnut cabinets, all stainless appliances, an under-counter microwave, granite counter tops and two custom, moveable islands. French windows accent the wall over the kitchen sink and counters. It also houses a granite-topped wet bar/lounge area designed for entertaining friends and family in the kitchen! Six custom stained-glass windows are accent lighted from both the inside and outside and strategically placed throughout the home. Step down from the Master Suite, into the beautifully lighted and landscaped private pool area with waterfall, outdoor fountain from Santa Fe and stone seating, nestled at the end of a tree shaded 10' x 50' brick paver patio, large enough to accommodate a crowd. Joining the patio, the convenient detached 3-car garage and carport houses climate controlled storage and a cedar lined wine cellar. An outdoor shower is also convenient to the patio area.











An 1879 restored farm house (612 sq.ft.) was moved onto the property and settled in amongst distinctive live oak trees. The house was originally intended to be remodeled and used as a guest house. Presently the house is used to display the owner's antique furniture and collections. The house has central heat and air and electricity. A detached bathing house is convenient, but unfinished.

A guest apartment is found in one of the ranch's two metallic 30' x 60' Morgan barns. The cozy guest apartment has a kitchen, bath and one bedroom. The barns are equipped with electricity, water and roll-up doors on both ends.



This 244.935 acre ranch has all the enjoyable amenities to make its owner Very Proud!

**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: Bellville-Cat Spring: FM 9495-L on Cat Spring Rd, L on Sealy Rd to property on L Listing #: 77941  
 Address of Property: 1565 Sealy Road, Sealy TX 77474 Road Frontage: Approximately 2640 Feet  
 County: Colorado Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☐ YES ☒ NO  
 Subdivision: N/A Lot Size or Dimensions: 244.935 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 244.9350**Price per Acre (or)****Total Listing Price:** \$3,500,000.00**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: \$ 5,420.94  
 County: \$ 1,898.98  
 FM/Rd/Br.: \_\_\_\_\_  
 Hospital: \_\_\_\_\_  
 GCD: \$59.10  
 TOTAL: \$ 7,379.02

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

Seller believes under 54.120 ac. = 100% M & R \*Minerals  
 to own: under 190.814 ac. = 50% M & R \*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: Restored Farm House-No kitchen or bath  
Detached unfinished bath house

Barns: Two 30 x 60 Morgan Barns

Others: Approx. 800 sq. ft. apartment within Barn-built in 2000. 1 bedroom/1 bath and small kitchen.

Approx. % Wooded: 25%

Type Trees: Live Oak and a few Cedar

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing ☒ YES ☐ NO

Condition: Good

**Ponds:** Number of Ponds: 2

Sizes: 2 Acres

**Creek(s):** Name(s): \_\_\_\_\_**River(s):** Name(s): San Bernard**Water Well(s): How Many?** 3

Year Drilled: 94; '00; '02

Depth: \_\_\_\_\_

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

Provider: \_\_\_\_\_

**Electric Service Provider (Name):** \_\_\_\_\_

San Bernard Electric Cooperative

**Gas Service Provider** \_\_\_\_\_

Bellville Propane

**Septic System(s): How Many:** 4**Soil Type:** Sandy**Grass Type(s):** Native and St. Augustine**Flood Hazard Zone:** See Seller's Disclosure or to be

nearest Town to Property:

**Nearest Town to Property:** Sealy-11 Miles

Driving time from Houston 50 minutes

**Items specifically excluded from the sale:** All of

Sellers or Lessee's personal property located on said 244.935 acres. See additional information.

**Additional Information:** Vineyard sign, antique window in outdoor bath, 1 dog pen, metal cow, Priefert cattle panels, hay holder for horses, black sculpture on wall of pool.

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**HOME LISTING**

Address of Home:	1565 Sealy Road, Sealy TX 77474		Listing	77941
Location of Home:	Bellville-Cat Spring; FM 9495-L on Cat Spring Rd, L on Sealy Rd to property on L			
County or Region:	Colorado	For Sale Sign on Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Subdivision:	N/A	Property Size:	244.935 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>\$3,500,000.00</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>r</sub> <input type="checkbox"/> Q <sub>t</sub>	<input type="checkbox"/> S.A.	<input type="checkbox"/> A <sub>n</sub> r	
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
Number of Years:				
<b>Size and Construction:</b>				
Year Home was Built:	2007			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YE			
Bedrooms:	3	Bath:	2 1/2	
Size of Home (Approx.)	3,264 Living Area		3,800 Total	
Foundation:	<input checked="" type="checkbox"/> Sla <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Metal		Year Installed:	2008
Exterior Construction:	Stone & Wood			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:	18 x 20			
Dining Room:	14 x 14			
Kitchen:	20 x 24			
Family Room:				
Utility:	10 x 10			
Bath:	5 x 10	<input type="checkbox"/> Tu	<input checked="" type="checkbox"/> Show	
Half Bath:	5 x 8	<input type="checkbox"/> Tu	<input type="checkbox"/> Show	
Bath:	10 x 20	<input type="checkbox"/> Tu	<input checked="" type="checkbox"/> Show	
Master Bdrm:	15 x 15			
Bedroom:	18 x 20			
Bedroom:	10 x 10			
Bedroom:				
Other:				
Garage:	<input checked="" type="checkbox"/> Carport	No. of Cars:	3	
Size:	1000 sq ft garage + carport <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached			
<b>Porches:</b>				
Front: Size:	8 x 18 Covered			
Back: Size:	10 x 50			
Patio: Size:			<input type="checkbox"/> Covered	
Deck: Size:			<input type="checkbox"/> Covered	
Fenced Yard:	Yes			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	Various barns and	
Construction:	Outbuildings			
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable			

**Home Features**

- |                                     |                          |  |   |
|-------------------------------------|--------------------------|--|---|
| <input checked="" type="checkbox"/> | Ceiling Fans             | No.  | 8 |
| <input checked="" type="checkbox"/> | Dishwasher               |  |   |
| <input checked="" type="checkbox"/> | Garbage Disposal         |  |   |
| <input checked="" type="checkbox"/> | Microwave (Built-In)     |  |   |
| <input checked="" type="checkbox"/> | Kitchen Range (Built-In) | <input checked="" type="checkbox"/> Electric |   |
| <input type="checkbox"/>            | Refrigerator             |  |   |

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

All of Sellers or Lessee's personal property located on said 244.935 acres. See additional information below.

**Heat and Air:**

- |                                     |              |   |  |
|-------------------------------------|--------------|---|--|
| <input checked="" type="checkbox"/> | Central Heat | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric            |
| <input checked="" type="checkbox"/> | Central Air  | <input type="checkbox"/> Gas            | <input checked="" type="checkbox"/> Electric |
| <input type="checkbox"/>            | Other:       |   |  |
| <input checked="" type="checkbox"/> | Fireplace(s) |   | 2  |
| <input type="checkbox"/>            | Wood Stove   |   |  |
| <input checked="" type="checkbox"/> | Water Heater | <input type="checkbox"/> Gas            | <input checked="" type="checkbox"/> Elect    |

**Utilities:**

- |                       |   |
|-----------------------|---|
| Electricity Provider: | San Bernard Electric Co-Op  |
| Gas Provider:         | Bellville Propane   |
| Sewer Provider:       | Septic  |
| Water Provider:       | Well  |
| Water Well:           | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Depth:                | Approx. 400 Ft.   |
| Year Drilled:         | 2005  |
| Average Utility Bill: | Monthly: \$450-\$500  |

**Taxes:**

- |                  |            |
|------------------|------------|
|                  | 2012 Year  |
| School:          | \$5,420.94 |
| County:          | \$1,898.98 |
| FM/Rd/Br:        |            |
| Hospital:        |            |
| GCD:             | \$59.10    |
| Taxes:           | \$7,379.02 |
| School District: | Columbus   |

**Additional Information:**

These items are in addition to all personal property of Seller's: Sandy Ridge Vineyard sign, antique window in outdoor bath, 1 dog pen, metal cow, Priefert cattle panels, hay holder for horses, black sculpture on wall of pool.

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**1879 Farm House**

Address of Home: 1565 Sealy Road, Sealy TX 77474 Listing #: 77941

Location of Home: Bellville-Cat Spring; FM 9495-L on Cat Spring Rd, L on Sealy Rd to property on L

County or Region: Colorado For Sale Sign on Property? ☐ YES ☒ NO

Subdivision: N/A Property Size: 244.935 Acres

Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Listing Price:** \$3,500,000.00

**Terms of Sale:**

Cash: ☒ YES ☐ NO

Seller-Finance: ☐ YES ☒ NO

**Sell.-Fin. Terms:**

Down Payment: \_\_\_\_\_

Note Period: \_\_\_\_\_

Interest Rate: \_\_\_\_\_

Payment Mode: ☐ M<sub>r</sub> ☐ Q<sub>t</sub> ☐ S.A. ☐ A<sub>n</sub>r

Balloon Note: ☐ YES ☐ NO

Number of Years: \_\_\_\_\_

**Size and Construction:**

Year Home was Built: 1879

Lead Based Paint Addendum Required if prior to 1987 ☒ YES

Bedrooms: \_\_\_\_\_ Baths: \_\_\_\_\_

Size of Home (Approx.) \_\_\_\_\_ Living Area \_\_\_\_\_

Foundation: ☐ Slab ☒ Pier/Beam ☐ Other \_\_\_\_\_

Roof Type: Metal Year Installed: 2000

Exterior Construction Wood

**Room Measurements: APPROXIMATE SIZE:**

There are 2 rooms approximately 10 x 10 and no running water in restored Farm House

Utility Room: \_\_\_\_\_

Bath: ☐ Tu ☐ Show

Bath: ☐ Tu ☐ Show

Bath: Master ☐ Tu ☐ Show

Bedroom: \_\_\_\_\_

Bedroom: \_\_\_\_\_

Bonus Room: \_\_\_\_\_

Bedroom: \_\_\_\_\_

Other: \_\_\_\_\_

Garage ☐ Carport ☐ No. of Cars: \_\_\_\_\_

Size: ☐ Attached ☐ Detached

**Porches:**

Front: Size: 10 x 20 Covered Porch

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. \_\_\_\_\_

☐ Dishwasher

☐ Garbage Disposal

☐ Microwave (Built-In)

☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric

☐ Other \_\_\_\_\_

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

All of Sellers or Lessee's personal property located on said 244.935 acres. See additional information below.

**Heat and Air:**

☒ Central Heat ☐ Gas ☐ Electric

☒ Central Air ☐ Gas ☐ Electric

☐ Other: \_\_\_\_\_

☐ Fireplace(s) \_\_\_\_\_

☐ Wood Stove \_\_\_\_\_

☐ Water Heater ☐ Gas ☐ Elect

**Utilities:**

Electricity Provider: San Bernard Electric Co-Op

Gas Provider: None

Sewer Provider: None

Water Provider: None

Water Well ☐ YES ☐ NO Depth: N/A

Year Drilled: N/A

Average Utility Bill: Monthly: \_\_\_\_\_

**Taxes:**

2012

School: \$5,420.94

County: \$1,898.98

FM/Rd/Br: \_\_\_\_\_

Hospital: \_\_\_\_\_

GCD: \$59.10

**TOTAL:** \$7,379.02

School District: Columbus

**Additional Information:**

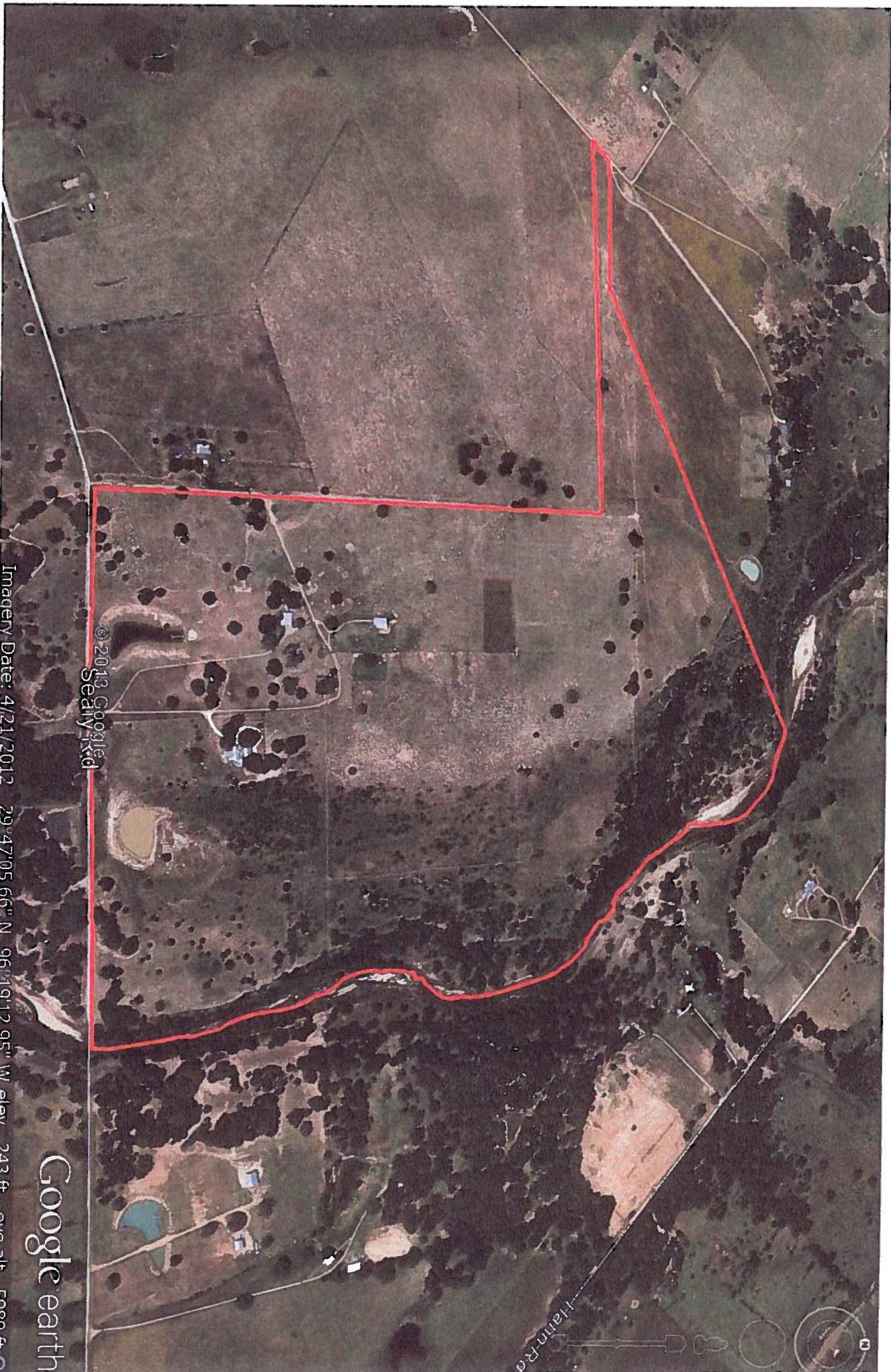
These items are in addition to all personal property of Seller's: Sandy Ridge Vineyard sign, antique window in outdoor bath, 1 dog pen, metal cow, Priefert cattle panels, hay holder for horses, black sculpture on wall of pool.

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Imagery Date: 4/21/2012 29.473005° N 96.1930.82° W elev 241 ft eye alt 15337 ft

Google earth



© 2013 Google  
Sealy, TX

Google earth

Imagery Date: 4/21/2012 29°47'05.66" N 96°19'12.95" W elev 243 ft eye alt 5980 ft

COLORADO COUNTY  
UNINCORPORATED AREAS

48089C0200D  
48075C0300E

COLORADO COUNTY  
UNINCORPORATED AREAS

(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://msc.fema.gov>

No flood hazard data available in Google Earth

Other information: Jurisdictions Cross sections FIRMS LOMRs

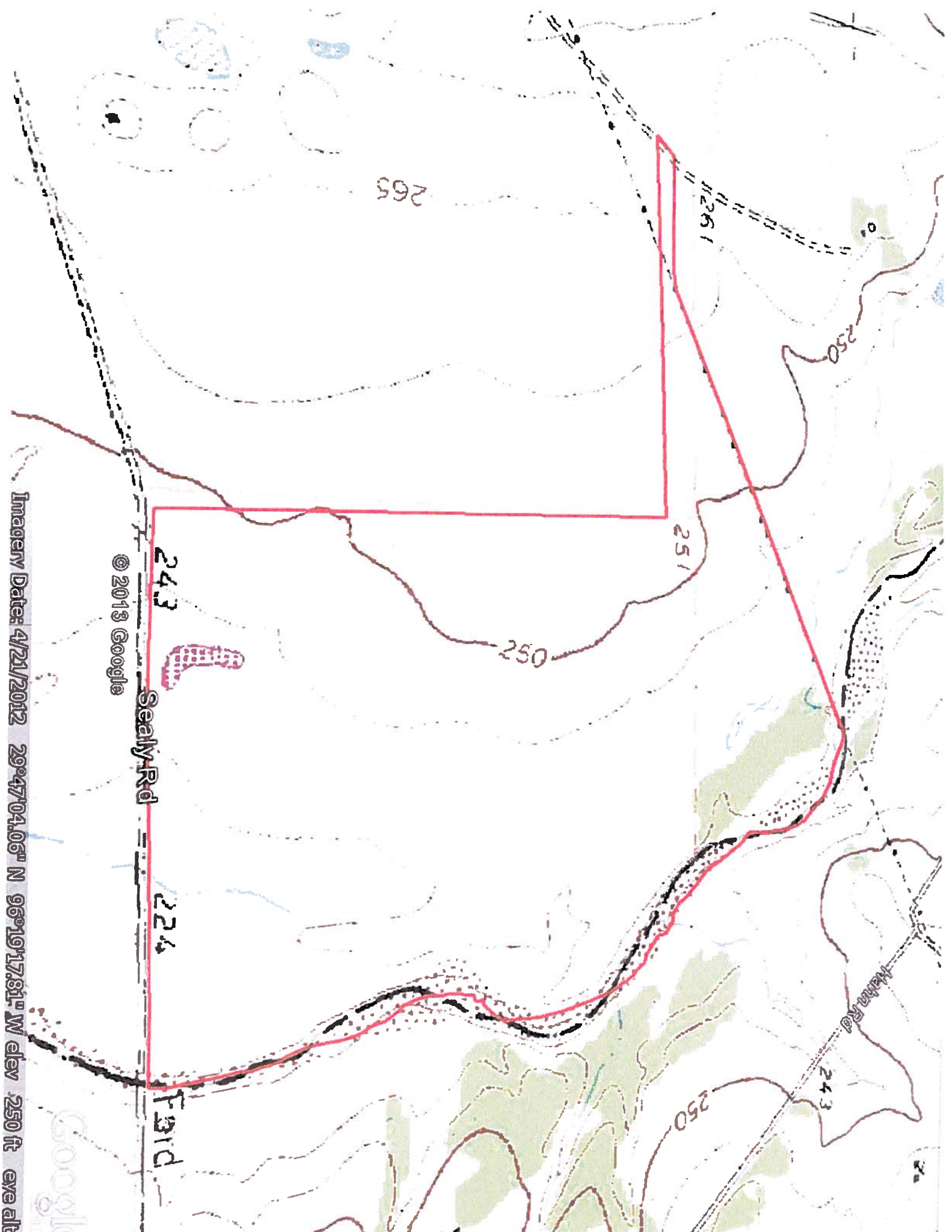
This information displays at an eye altitude of 10,000 feet or lower.

© 2013 Google

Sealy Rd

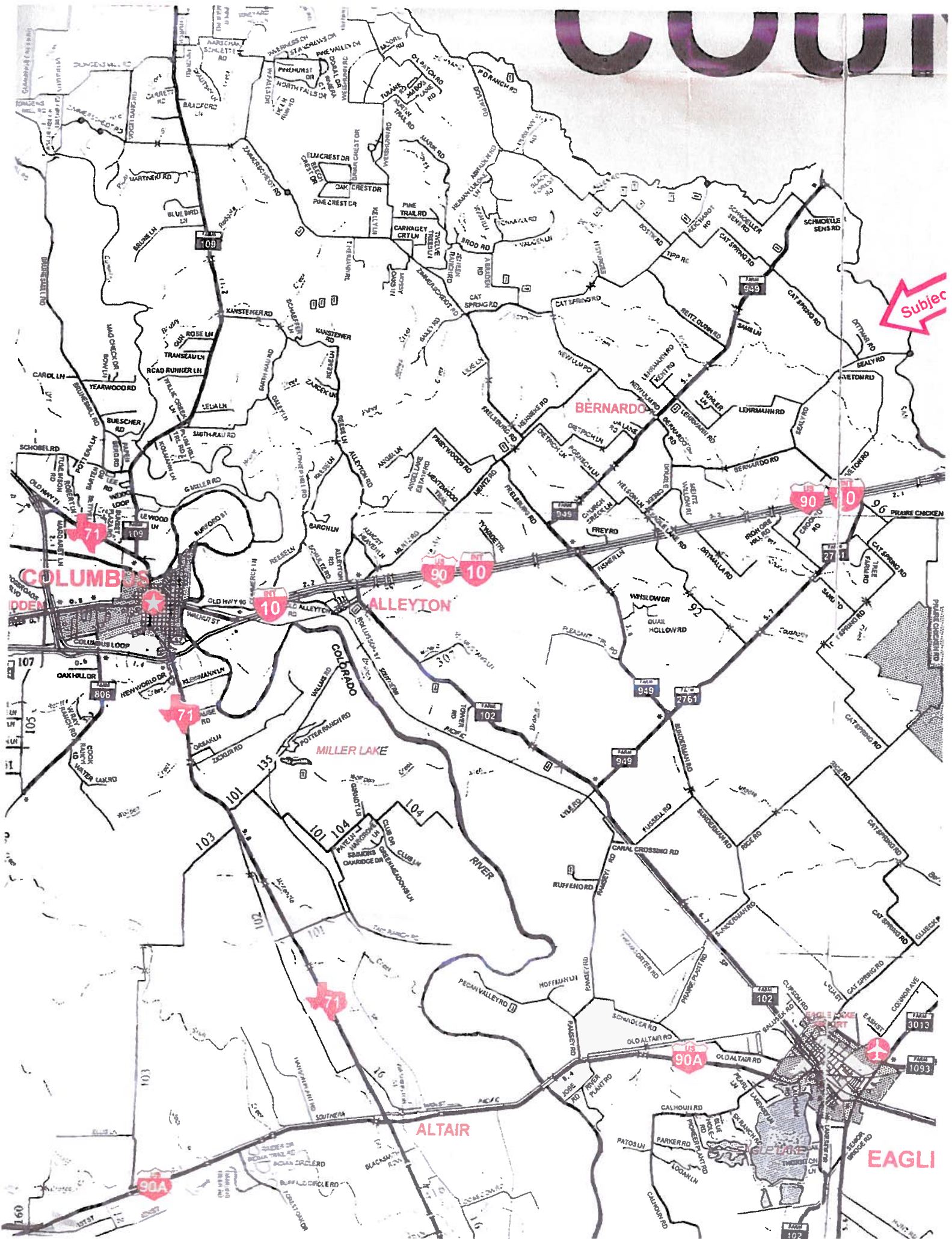
Google earth

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



© 2013 Google

Imagery Date: 4/21/2012 29°47'04.06" N 96°19'17.81" W elev 250 ft eye alt



*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 agency 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.

**SIGN HERE**

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-

