

# Cat Spring Community



## 10894 Hahn Road | Sealy, TX.

4 Miles Southeast of Cat Spring Austin County 30 Acres







This immaculate 30 acre property is located 4 miles southeast of Cat Spring off Hahn Road. The property is accessed via a 30 ft (.3 mile) gravel road easement.

One will travel a Pear tree lined drive to the 1997, 3 bedroom and 2 bath Manufactured home sitting near the center of the property. Step out of the living room onto a wooden deck overlooking an approximate ¾ +/- acre stocked pond with island and enjoy the gentle breeze and magnificent sunsets. The Sandy Loam pastures are covered with a lush stand of Bahia and Native grasses. Minerals are negotiable.

This property is neat and clean and offers a degree of enjoyable privacy!

Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.





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 Sprine		uth* L- FM 218		to property	Listing #:	106768
Address of Property:					Road Frontage:	-	60' Easement
County:	Austin	. ,	Paved Road:	YES V NO	For Sale Sign on Prope		□NO
Subdivision:	None				Size or Dimensions:		
Subdivision Restricte	ed: YES	<b>✓</b> NO	Mandatory M	Membership in Pr	operty Owners' Assn.	YES	<b>☑</b> NO
Number of Acres:	30 Acres			Improveme	nts on Property:		
Price per Acre (or	•)			Home:	YES NO		
Total Listing Price:	\$398,500.	.00		Buildings:			
Terms of Sale:				3.			
Cash:		<b>✓</b> YES	□ NO	Barns:			
Seller-Fina	ance:	YES	▼ NO				
SellFin.	Terms:			Others:	Well house, Livesto	ock shed	
Down Pa	ayment:						
Note Pe	riod:						
Interest				% Wooded:	Open		
Paymen	t Mode: 🔲 M	10. 🔲 Qt. 🔲 🤄	S.A. Ann.	Type Trees:	Oaks, Mock Pear		
Balloon	Note: YES	☐ NO		Fencing:	Perimeter	✓ YES	☐ NO
	Ni	umber of Year	's:		Condition:	Fair	
					Cross-Fencing:	✓ YES	☐ NO
Property Taxes:	Year:		2017	_	Condition:	New	
School:			· ·	Ponds:	Number of Ponds:	One	
County:			\$191.40		3/4 +/- acre		
Hospital:			\$0.00	Creek(s):	Name(s):	None	
FM Road:			\$38.85	Divor(o)	Nomo(a):	None	
Rd/Brg: TOTAL:			\$32.19 \$526.60	River(s):	Name(s):	None	
Agricultural Exemption	on: 🗸 Yes	□ No	φ320.00	Water Well	(s): How Many?	One	
School District:	Sealy ISD			Year Drilled:		_	150-200' +/-
Minerals and Roya		,	<del></del>		Water Available:	_	▼ NO
Seller believes 10%	<u>y.</u>		*Minerals	Provider:			. No
to own: 10%			*Royalty		vice Provider (Nan	ne):	
Seller will Negotiak	ole		Minerals		Electric Cooperative		
Convey: Negotiak			Royalty	Gas Service			
				None			
Leases Affecting P	roperty:			Septic Syste	em(s): How Many:	One	
Oil and Gas Lease: Y	'es	✓ No		Year Installed:	1997		
Lessee's Name:					Sandy Loam		
Lease Expiration Date:				GrassType(s)	Bahia and Native		
				Flood Hazard	Zone: See Seller's I	<u> Disclosure o</u>	r to be
Surface Lease:	'es	<b>✓</b> No		_			rmined by survey
Lessee's Name:					vn to Property:	Cat Spring	
Lease Expiration Date:				Distance:	-	4.1	
Oil or Gas Location		Yes	<b>✓</b> No	Driving time from		1 hour	
Easements Affectin	g Property:	Name(s):		-	cally excluded from		-:-1
Pipeline:					personal property lo	ocated on sa	aid
Roadway: Son Bor	nord Floatria			30 acre tract		A00000 to	agid property !-
	nard Electric			Additional I	ntormation: mile) gravel road eas		said property is
Telephone: Water:				via 30 it. (.3 i	me) graver road eas	sement nom	Halli Noau.
Other:							
	ON AND ACC	SOCIATES	DEAL ESTA	TE COMPA	NV WILL CO BB	OKED IF I	DIIVEDIC

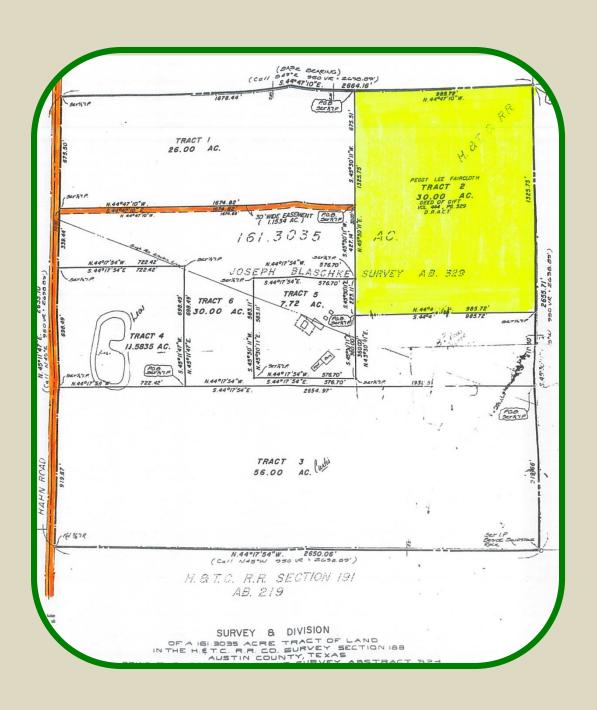
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

NO REPRESENTA				ERCHANTABILITY	OR CONDITION		ERTY DESCRIBED I		THRESPECT TO	THE
				HO	<u>ME</u>					
Address of Hor		10894 Hal						Listing	106768	
Location of Hor	_	Cat Spring* F	FM 949So	uth* L- FM 2	2187*R- Hal	nn Rd to p	roperty			
County or Regi		Austin					ign on Property?			
Subdivision:		None				Property	Size:	30 Acres	3	
Subdivision Re	stricted:	☐ YES 🔽	NO N	landatory Me			Owners' Assn.	YES	<b>✓</b> NO	
Listing Price:		\$398,500.00			Home Fea	atures				
Terms of Sale	<u>)</u>	- VEC				Ceiling F				5
Cash:		YES VES	□ NO		$\mathbf{\nabla}$	Dishwas				
Seller-Finance:		YES	<b>☑</b> NO		V		Disposal			
SellFin. Terms							e (Built-In)			
Down Payment	t: _				⊻		Range (Built-In		Electric	
Note Period:					✓	Refrigera		Negotial	ole	
Interest Rate:	_						ded from The Sa			
Payment Mode	<b>e</b> :		Qt. S.A.	Ann.			al property lo	cated on	said	
Balloon Note:		YES	☐ NO		30 acre pro	operty				
Number of Yea	ırs:									
					Heat and	<u>Air:</u>		_	_	
Size and Cons					<b>≥</b>	Central He	at Gas 🛂	Electric _	_	<u>1 UNΠ</u>
Year Home was	-	1997			✓	Central Air	Gas	Electric L	<u></u>	<u>1 UNΠ</u>
Lead Based Paint				YES		Other:				
Bedrooms: 3		Bath: 2				Fireplace				
Size of Home (A	pprox.)			Living Area		Wood St		_		
		. 🗔 .	1,920 1		✓	Water He	ater(s):	<b>✓</b> Gas	Electric	1
Foundation:		Pier/Beam <mark>✓</mark> Ot		Manufact.						
Roof Type: Co			ear Installed: 2	2008	<u>Utilities:</u>			0 5		
Exterior Constr	ruction:	Wood Siding	i		Electricity				nard Elect	
D M		ADDDOVIMA	0.7-		Gas Provid				utane (Priv	ate)
Room Measur	_	APPROXIMAT	I E SIZE:		Sewer Pro			Septic		
Living Room: 15					Water Pro		NO Depth:	Well	EO 200' + /	
Dining Room: 15x	x13 x12				vvater vveii:	<u>▼</u> 1E3 [	Year Drilled:		50-200' +/- 1997	
					Averege H	tility Dill.		\$150 \$2		
Family Room: 15					Average U	tility Dill.	Monthly:	φ150-φ2	00	
Utility: 15x		1	<b>✓</b> Tub	Chauser	Toyou		2017	Voor		
Mster Bath: 132				Shower	Taxes: School:		2017	Teal	ď	264 46
Bath: 9x	<u> </u>		✓ Tub  Tub	Shower Shower						264.16
Bath: Master Bdrm: 183	v12 w/ Wall		Tub	Snower	Hospital:				Ţ	\$0.00
	x 13 W/ VV alk x 11	C III Closet			FM Road:					\$38.85
					Rd/Brg:					\$32.19
Bedroom: 15x	x10				Taxes:					कु <u>उ∠. 18</u> 526.60
	v6 storago i	n carport			School Di	ctrict:		Sealy IS		320.00
	x6 storage in	No. of Cars: T	vo or thro		School Di	Suict.		Seary IS	טי	
Garage: Size: 30			Attached		Additiona	Linforma	tion:			
Porches:	X30		Allacheu	Detached			re Negotiable			
Front: Size: 3x	5 Covered				vv asrier ar	iu Diyei a	ile Negotiable	<u> </u>		
Back: Size:	J COVEREU									
Deck: Size: Fro	nt 8y12									
Deck: Size: Fic										
Fenced Yard:	ON TOXES									
Outside Storag	ie: 🗸 Yes	No Size:								
_	nstruction:									
TV Antenna [		Dish 🔽	Cal	ole $\square$						
					TE COMP	ΔΝΥ Μ/ΙΙ	LL CO-BRO	)KFR II	BUYER	IS
DILL JOH	INCOLUMN				. L JOIVIT	LAZI AAII		/ I X I I I I I I I I I I I I I I I I I	DOILL	

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



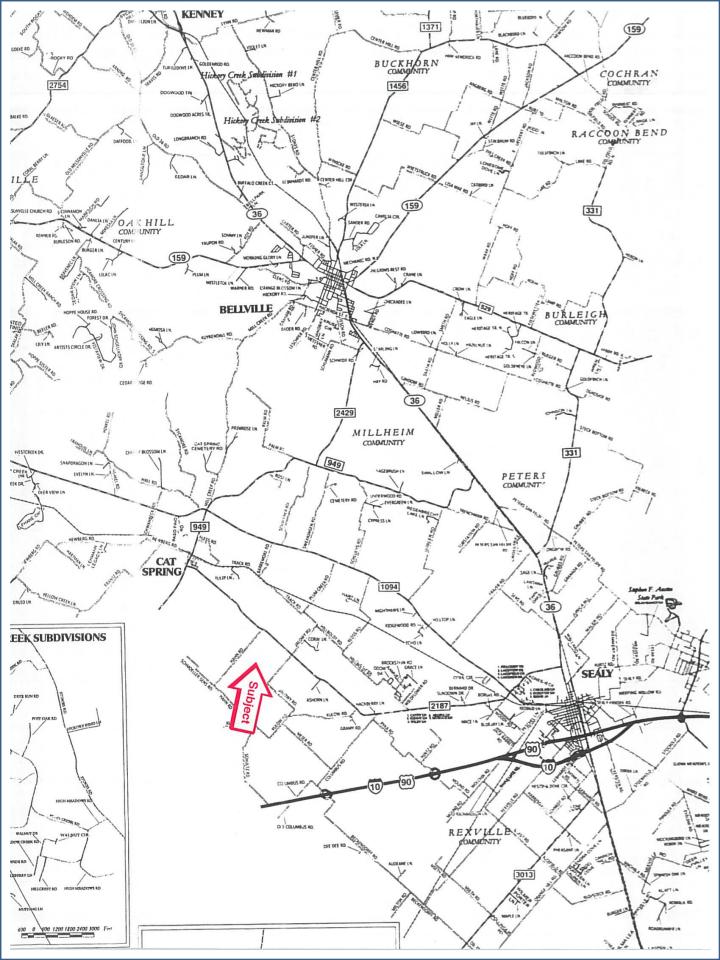




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### Information About Brokerage Services

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.

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В	uyer/Tenant/Seller/Landlord Initials	Date	
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Information available at www.trec.texas.gov

William Johnson