



Cat Spring Community



**10894 Hahn
Road | Sealy, TX.**

4 Miles Southeast of Cat Spring
Austin County
30 Acres



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



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 $\frac{3}{4}$ +/- 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.



LOT OR ACREAGE LISTING

Location of Property: Cat Spring* FM 949South* L- FM 2187*R- Hahn Rd to property Listing #: 106768
Address of Property: 10894 Hahn Rd, Sealy, Texas 77474 Road Frontage: 60' Easement
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☐ YES ☐ NO
Subdivision: None Lot Size or Dimensions: 30 Acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 30 Acres

Price per Acre (or)

Total Listing Price: \$398,500.00

Terms of Sale:

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

Property Taxes: Year: 2017

School:	\$264.16
County:	\$191.40
Hospital:	\$0.00
FM Road:	\$38.85
Rd/Brg:	\$32.19
TOTAL:	\$526.60

Agricultural Exemption: ☒ Yes ☐ No

School District: Sealy ISD

Minerals and Royalty:

Seller believes 10% *Minerals
to own: 10% *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:

Roadway:

Electric: San Bernard Electric

Telephone:

Water:

Other:

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings:

Barns:

Others: Well house, Livestock shed

% Wooded: Open

Type Trees: Oaks, Mock Pear

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: New

Ponds: Number of Ponds: One

Sizes: 3/4 +/- acre

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: 1997 Depth: 150-200' +/-

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard Electric Cooperative

Gas Service Provider

None

Septic System(s): How Many: One

Year Installed: 1997

Soil Type: Sandy Loam

Grass Type(s): Bahia and Native

Flood Hazard Zone: See Seller's Disclosure or to be

determined by survey

Nearest Town to Property: Cat Spring

Distance: 4 miles

Driving time from Houston 1 hour

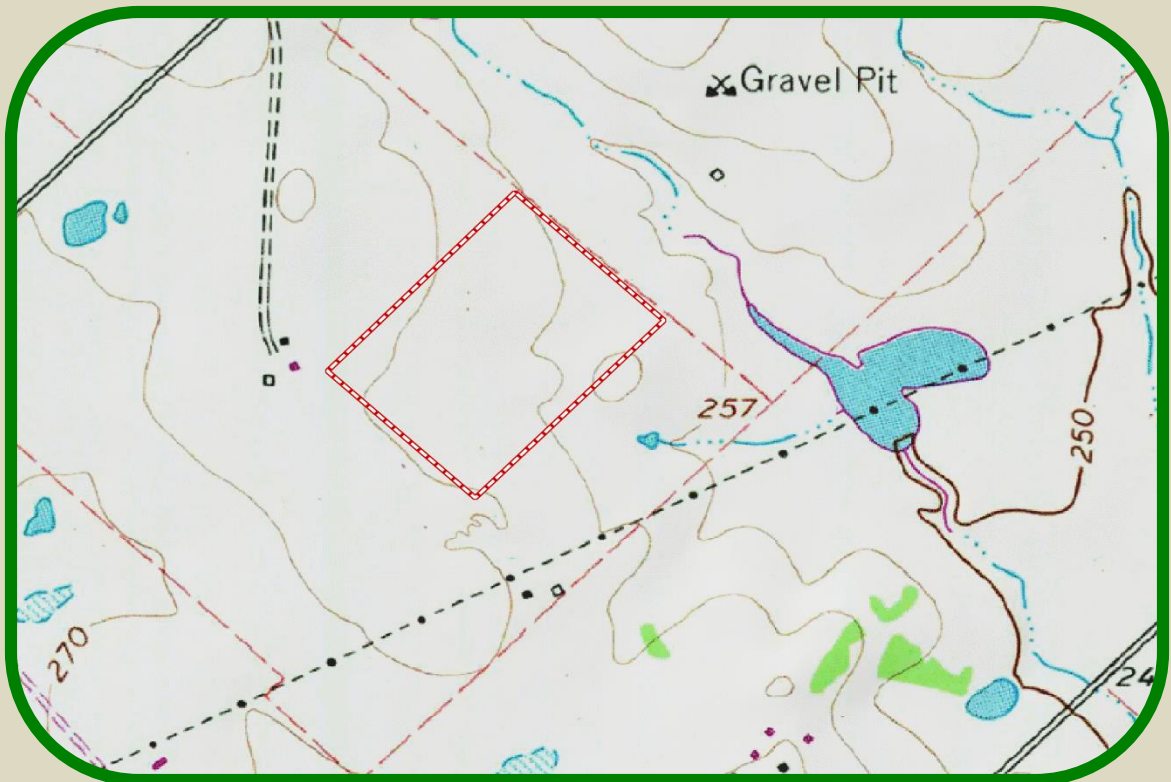
Items specifically excluded from the sale:

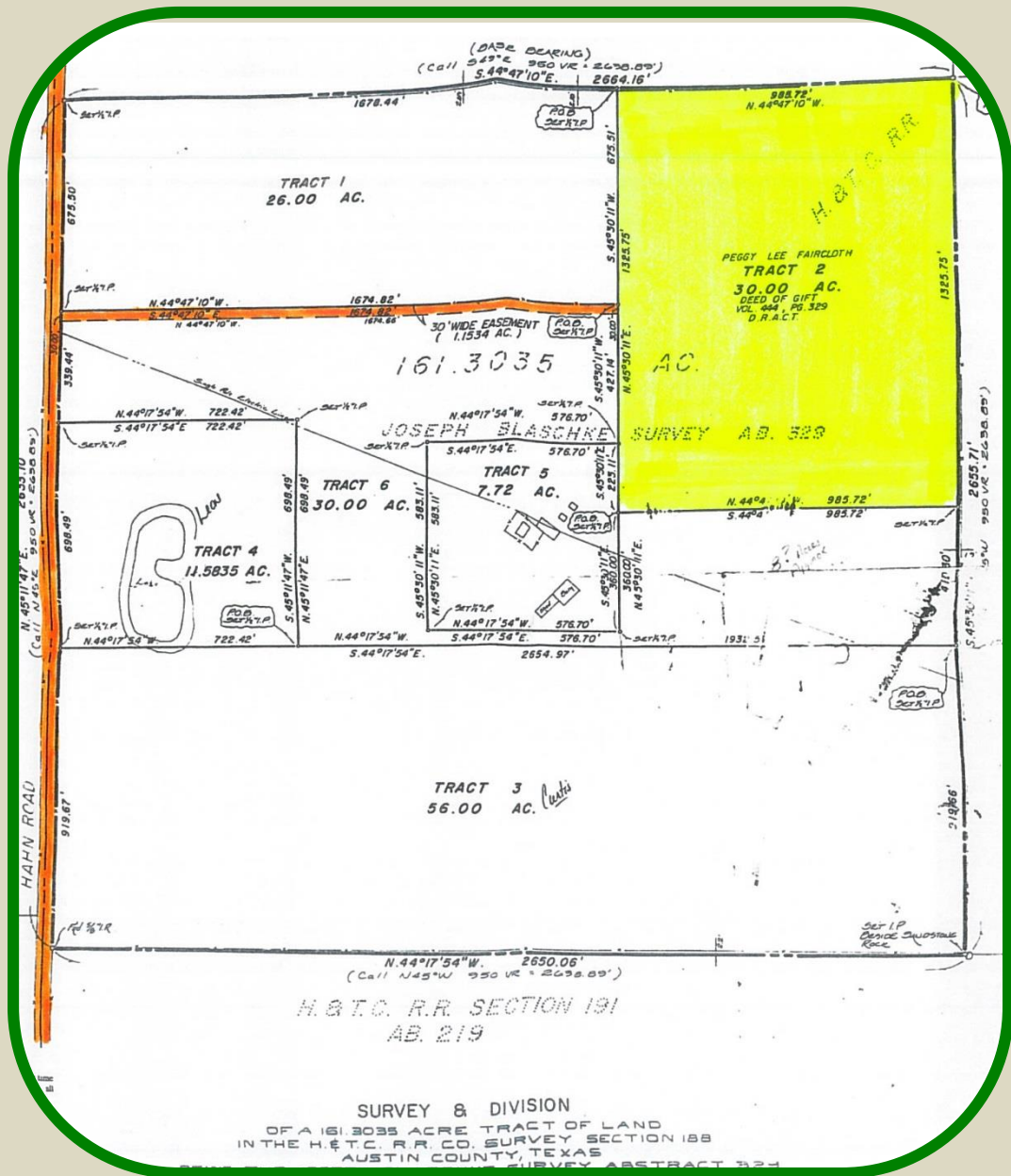
All of Sellers personal property located on said

30 acre tract

Additional Information: Access to said property is via 30 ft. (.3 mile) gravel road easement from Hahn Road.

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





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979-865-5969

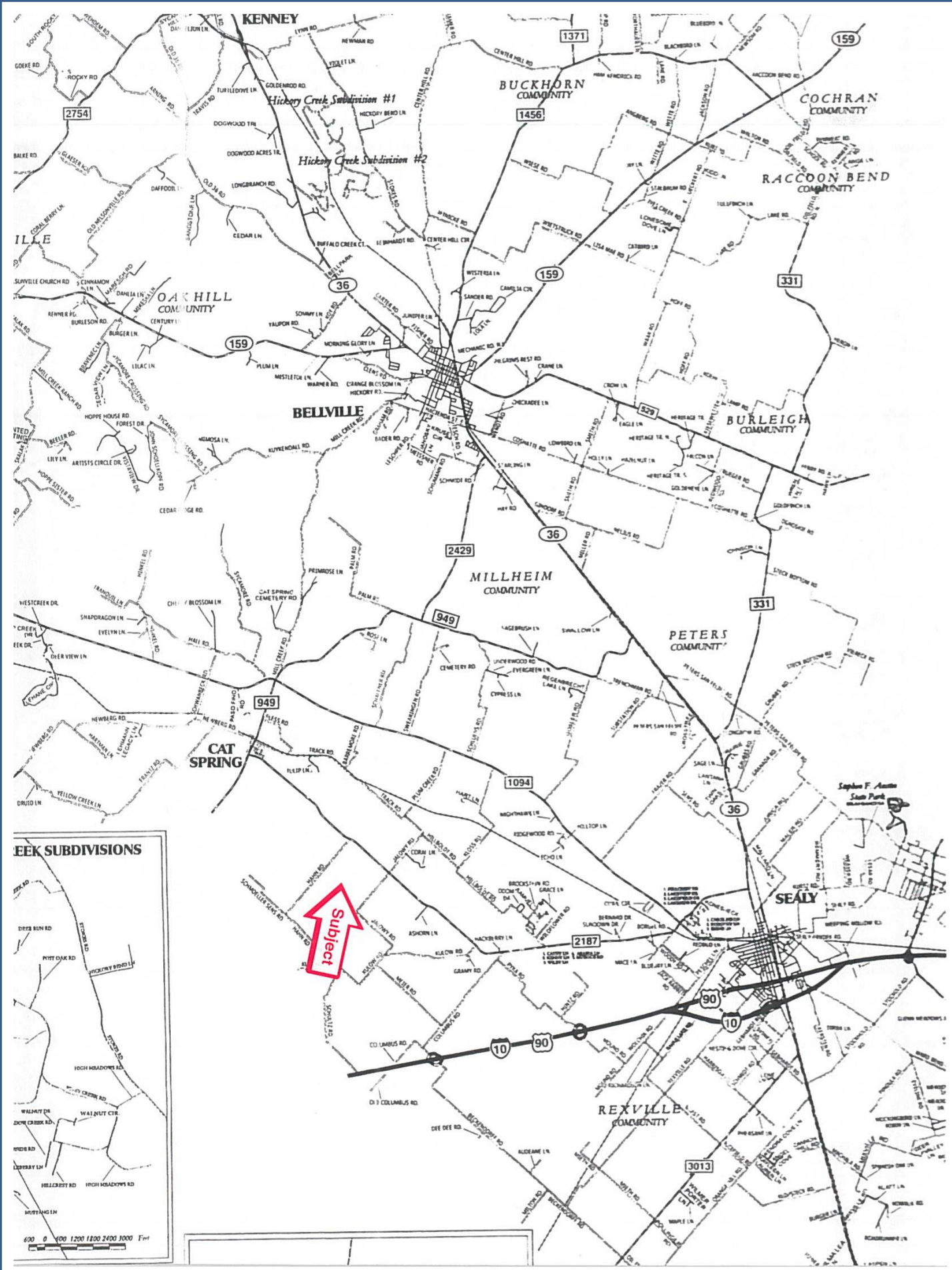


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Bill Johnson & Associates
Real Estate

Since 1970

New Ulm Office
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WWW.BJRE.COM



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.

- 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.

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.

- 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.

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.

<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

Sales Agent/Associate's Name	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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