



“CASITA en BRAZOS COUNTRY” AUSTIN COUNTY, TX



200 Oaks Ct. Sealy TX

***10.578Acres *1 Pond w/Pier**

***Main Home, Pool**

***1984+ sq ft Living Space**

***Barn w/Guest Quarters**

***Restricted**



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

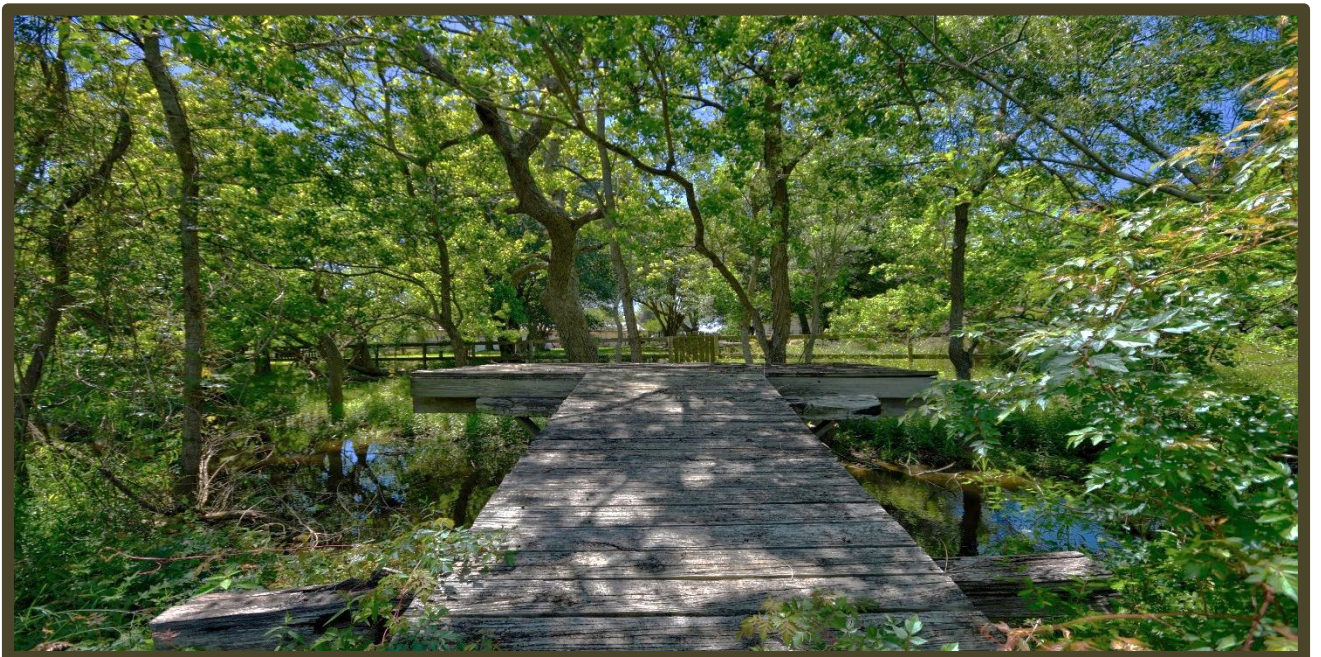
Since 1970





Trees, seclusion, peaceful, country.... If these are important to you then look no further. Spanish style 2 bedroom 1 bath with 2 half baths surrounded by 10.578 stunning acres located 15 minutes from Katy. Also featured on the property is a 24x46 barn with guest quarters, storage shed, swimming pool and a pond with a pier. This property is in city of Brazos Country and in the Sealy school district.

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





LOT OR ACREAGE LISTING

Location of Property:		Fr:Hw y36@I-10 Eastbd frntg;R-Ward Bend Rd(FM 1458);L-Chew Rd;R-Brazos Hill		Listing #:	108847
Address of Property:		200 Oaks Court, Sealy, Texas 77474		Road Frontage:	Brazos Hill 592' Oaks Ct 253'+/-
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	Brazos Country Sec I		Lot Size or Dimensions: 10.578 Acres		
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Number of Acres:		10.5780			
Price per Acre (or)					
Total Listing Price:		\$575,000.00			
Terms of Sale:					
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Sell.-Fin. Terms:					
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:					
Property Taxes:		Year: 2017			
School:		\$2,460.63			
County:		\$1,009.85			
Co. ESD#1		\$80.41			
FM Road:		\$204.95			
Rd/Brg:		\$169.82			
Brazos Cntry		\$242.69			
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	\$4,168.35			
School District:	Sealy ISD				
Minerals and Royalty:					
Seller believes	None	*Minerals			
to own:	None	*Royalty			
Seller w ill	None	Minerals			
Convey:	None	Royalty			
Leases Affecting Property:					
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Easements Affecting Property: Name(s):					
Pipeline:	N/A				
Roadway:	N/A				
Electric:	N/A				
Telephone:	N/A				
Water:					
Other:					
Improvements on Property:					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Buildings:					
Barns:	24x46 Barn with 1 bedroom/1 bath Liv quarters				
Others:	Stable, Tackroom				
% Wooded:	30%				
Type Trees:	Oaks, Maples				
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Condition:					
Cross-Fencing:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Condition:					
Ponds:	Number of Ponds:	1 with pier			
Sizes:					
Creek(s):	Name(s):				
River(s):	Name(s):				
Water Well(s): How Many?	1				
Year Drilled:	Unknown	Depth:	Unknown		
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Provider:			
Electric Service Provider (Name):					
Direct Energy					
Gas Service Provider					
None					
Septic System(s): How Many?	1				
Year Installed:	1980 ?				
Soil Type:	Rolling, sloped				
Grass Type(s):	Bahaia and Coastal Bermuda				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property:	Sealy				
Distance:	7 miles				
Driving time from Houston	approx. 45 minutes				
Items specifically excluded from the sale:					
All of Sellers personal property located on said 10.578 Ac.					
Additional Information:					
Swimming Pool					

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HOME

Address of Home:	200 Oaks Court, Sealy Texas 77474		Listing	108847
Location of Home:	Fr:Hwy36@I-10 Eastbd frntg;R-Ward Bend Rd(FM 1458);L-Chew Rd;R-Brazos Hill			
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	Brazos Country Sec. I	Property Size:	10.578	
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Listing Price:	\$575,000.00			
Terms of Sale				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:				
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:				
Size and Construction:				
Year Home was Built:	1980			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	2	Bath:	1	
Size of Home (Approx.)	1,984sq ft		Living Area	
			Total	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Bear <input type="checkbox"/> Other			
Roof Type:	Tile	Year Installed:	1980 +/-	
Exterior Construction:	Stucco			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:	16 x 24			
Breakfast	13 x 12			
Kitchen:	12 x 6			
Living Room:	16 x 24			
Utility:	In House			
Bath:	Master with claw tub	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Bath:	Half bath-no tub/shower	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Bath:	Half bath-no tub/shower	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Master Bdrm:	17 x 15			
Bedroom:	10 x 10			
Bedroom:				
Bedroom:				
Other: Extra	13 x 13			
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/>	No. of Cars:	2	
Size:	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached			
Porches:				
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 type="checkbox"/> Direct <input checked="" type="checkbox"/>	Cable	<input type="checkbox"/>	

Home Features				
<input checked="" type="checkbox"/>	Ceiling Fans	No.		
<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 type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
<input type="checkbox"/>	Refrigerator			
Items Specifically Excluded from The Sale: LIST:				
All of sellers personal property located on said 10.578 Ac.				
Heat and Air:				
<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	Units: _____
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	# Units: _____
<input type="checkbox"/>	Other:			
<input checked="" type="checkbox"/>	Fireplace(s)			
<input type="checkbox"/>	Wood Stove			
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
Utilities:				
Electricity Provider:		Direct Energy		
Gas Provider:		None		
Sewer Provider:		Septic		
Water Provider:		Well		
Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	Unknown
		Year Drilled:	Unknown	
Average Utility Bill:		Monthly:	Unknown	
Taxes:				
		2017	Year	
School:				\$2,460.63
County:				\$1,009.85
Co. ESD#1				\$80.41
FM Road:				\$204.95
Rd/Brg:				\$169.82
Brazos Cntry				\$242.69
School District:		Sealy ISD		
Total Taxes:		\$4,168.36		
Additional Information:				
Pool				
Guest Quarters attached to barn consists of				
1 bedroom/1bath & living space with wet bar sink				
and walk-in closet.				
Main Room in guest quarters measures 23x17				

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Bellville Office
420 E. Main Street
Bellville TX 77418
979-865-5969
www.bjre.com



Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

New Ulm Office
424 Cedar Street
New Ulm TX 78950
979-992-2636
www.bjre.com



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.

<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

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Bill Johnson, P O Box 294 Bellville TX 77418
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

IABS Forms (New)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com