



234 George Clark Street Cat Spring, Texas

Acres
1.6

Listing Price
\$94,000

- Austin County
 - In the town of Cat Spring across from the Lutheran Church
- Water well, electricity and community water available
 - Partially wooded
- Approximately 1 hour from Houston
- Road frontage on 3 main streets in town

Bellville Office
420 E. Main Street
Bellville, Texas 77418
(979) 865-5969



New Ulm Office
424 Cedar Street
New Ulm, Texas 78950
(979) 992-2636

LOT OR ACREAGE LISTING

Location of Property: 234 George Clark St., Cat Spring, Texas 78933 Listing #: 109899
Address of Property: See Additional Information Road Frontage: 300' Monroe Av., 180' Jefferson, 300' George Clark
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: Lot Size or Dimensions: Apprx 1.600 Acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 1.6000

Price per Acre (or)

Total Listing Price: \$94,000.00

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: **Estimated for 2018**

School: \$971.51
County: \$279.29
Hospital:
FM Road: \$56.68
Rd/Brg: \$46.97
TOTAL: \$1,354.46

Agricultural Exemption: ☐ Yes ☒ No

School District: Sealy ISD

Minerals and Royalty:

Seller believes Unknown *Minerals
to own: Unknown *Royalty
Seller will Unknown Minerals
Convey: Unknown 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: _____

Telephone: _____

Water: _____

Other: _____

Improvements on Property:

Home: ☐ YES ☒ NO

Buildings: Shed 15'x15'

Barns: Old and partially falling down

Others: Portable building 8'x17'

% Wooded: 30%

Type Trees: _____

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: 0

Sizes: _____

Creek(s): Name(s): 0

River(s): Name(s): 0

Water Well(s): How Many? 1

Year Drilled: Unknown

Depth: Unknown

Community Water Available: ☒ YES ☐ NO

Provider: Austin Co. Water Supply available

Electric Service Provider (Name): _____

San Bernard Electric Coop.

Gas Service Provider _____

Septic System(s): How Many: 0

Year Installed: _____

Soil Type: Sandy

Grass Type(s): Native

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

Nearest Town to Property: In town of Cat Spring

Distance: Belville - 10 miles

Driving time from Houston Approx 1 hour

Items specifically excluded from the sale: _____

Additional Information: TX-36 S for 1.8 miles;

R onto FM2429 for 3.6 miles; R onto FM949 for 4.8 miles;

L onto Track Road; Right onto Jefferson St.; L onto George Clark St.

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

