This property is in the heart of Cat Spring in Austin County, Texas and is situated on a paved street one and ½ blocks from the Cat Spring Post Office. Property consists of Three gorgeous acres with approximately 300 feet of paved road frontage overlooking an active ranch with equine and cattle with hay production. Perfect size property for those who want a country property hideaway. Come Relax and Unwind at this great location only 30 minutes west of Katy via I-10.

\*Seller plans to restrict property.

## 3 ACRES ZUBICEK ROAD CAT SPRING TX

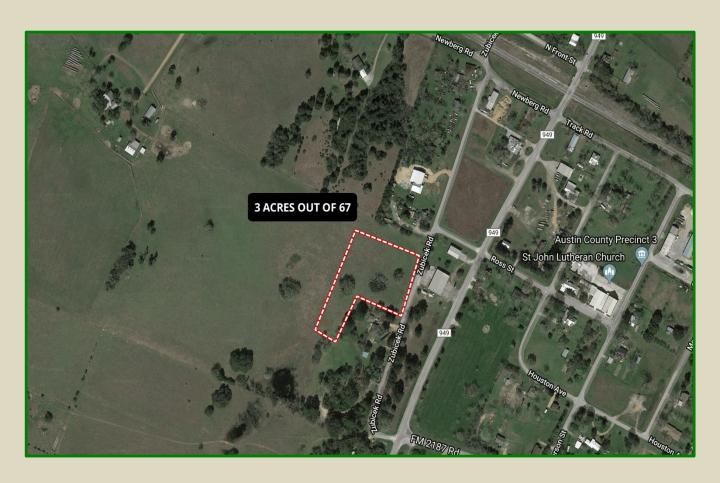


Bellville Office 420 E Main Bellville, Tx. 77418 979-865-5969



New Ulm Office 424 Cedar St. New Ulm, Tx. 78950 979-992-2636

SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.									
Location of Property: Approx 3 acres out of 67.37 ac tract on Newberg Rd. in Cat Spring Listing #: 115145									
Location of Property:					on Newberg R			115145	
Address of Property:		-	d, Cat Spring TX		ELVEC D NO	Road Frontage:		Approx. 300 ft.	
County: Subdivision		Austin NONE		Paved Road:		For Sale Sign on Prope Size or Dimensions:		NO	
Restricted:	•	V YES	□NO	Mandatory I		roperty Owners' Assn.	☐ YES	<b>V</b> NO	
inestricted.		V ILS		ivianuatory i	vierriberstrip in Fi	operty Owners Assii.		₩ NO	
Number of Acres: 3.00		3.0000			<u>Improveme</u>	nts on Property:			
Price per Acre (or)					Home:	☐ YES ✓ NO			
Total Listing Price:		\$180,000.00			Buildings:	NONE			
Terms of S	Sale:								
	Cash:		YES YES	□ NO	Barns:	NONE			
	Seller-Finance		YES	<b>✓</b> NO		NONE			
	SellFin. Ter				Others:	NONE			
Down Paym Note Period:									
	Interest Rate				% Wooded:	5%			
	Payment Mo		Qt. S.A.	Ann.	Type Trees:				
	Balloon Note		□ NO		Fencing:	Perimeter	☐ YES	<b>V</b> NO	
	Balloon Hote	_	mber of Years:		<u>r onomg.</u>	Condition:		T NO	
						Cross-Fencing:	YES	✓ NO	
Property T	axes:	2018 Ta	axes 67 Ac w/i	mprov.		Condition:			
School:				\$2,717.58	Ponds:	Number of Ponds:	NONE		
County:				\$1,524.20	Sizes	:			
Hospital:				\$0.00	Creek(s):	Name(s):	NONE		
FM Road:				\$309.34					
Rd/Brg:					River(s):	Name(s):	NONE		
TOTAL:	Evenntion	□ V	□ No	\$4,807.44	NA ata # Mall	(a). Have Many 2	NONE		
School Dis	Exemption:	Yes Sealy ISD	<b>✓</b> No		Year Drilled	(s): How Many?	NONE Depth:		
Minerals and Royalty:						Water Available:	_	□ NO	
Seller believes				*Minerals	1	: Austin County Wat	_		
	100%			*Royalty		vice Provider (Nan			
Seller will	NONE				San Bernard Electric				
Convey:	NONE Royalty				Gas Service Provider				
					Butane Supplier				
Leases Affecting Property:					Septic System(s): How Many: NONE				
Oil and Gas Lease: Yes No					Year Installed:				
Lessee's Nan					Soil Type:	) Dahawa/Tiffan			
Lease Expiration Date:				Grass Type(s) Bahaya/Tiffton Flood Hazard Zone: See Seller's Disclosure or to be					
Surface Lease: ✓ Yes				<u>  Floou Hazaro</u>	Lane. See Seller's I		r to be mined by survey		
Lessee's Nan		CURRENT			Nearest To	wn to Property:	Cat Spring	illilled by Sul Vey	
Lease Expirat		CONTRACTOR	OLLLLIN		Distance:		out opining		
	Locations:		Yes	<b>✓</b> No	Driving time fro	-	50 Minutes	i	
Easements Affecting Property: Name(s):				Items specifically excluded from the sale:					
Pipeline: NONE					All Sellers personal property located on said 3 ac property				
Roadway: PAVED									
Electric:						Additional Information:			
	·					Sellers Restrictions			
Water:				Austin County Water: On Zubicek Rd. Two Residences Away					
Other:   New Survey Required Prior to Sale								NIN/ED 16	
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS  ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.									
ACCOUNTABLE DI INCONTIEN ACENTAL ALL'INCIENTI CITOMINOC.									





From Bellville: @ Hwy 36 turn onto FM 2429. In 3.6 miles turn right on to FM 949. 4.9 miles turn right onto Ross St. Zubicek Rd is on the left.