

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



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LOT OR ACREAGE LISTING

Location of Property: Approx 3 acres out of 67.37 ac tract on Newberg Rd. in Cat Spring Listing #: 115145
Address of Property: Zubicek Rd, Cat Spring TX 78933 Road Frontage: Approx. 300 ft.
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: NONE Lot Size or Dimensions: 3 Acres
Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 3.0000

Price per Acre (or) _____

Total Listing Price: \$180,000.00

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: 2018 Taxes 67 Ac w/improv.

School: _____ \$2,717.58
County: _____ \$1,524.20
Hospital: _____ \$0.00
FM Road: _____ \$309.34
Rd/Brg: _____ \$256.32
TOTAL: _____ \$4,807.44

Agricultural Exemption: ☐ Yes ☒ No

School District: Sealy ISD

Minerals and Royalty:

Seller believes 100% *Minerals
to own: 100% *Royalty
Seller will NONE Minerals
Convey: NONE Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Surface Lease: ☒ Yes ☐ No

Lessee's Name: CURRENT SELLER

Lease Expiration Date: _____

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s): _____

Pipeline: NONE

Roadway: PAVED

Electric: SAN BERNARD ELECTRIC

Telephone: AT&T Telephone

Water: NONE - Austin County Water Available

Other: _____

Improvements on Property:

Home: ☐ YES ☒ NO

Buildings: NONE

Barns: NONE

Others: NONE

% Wooded: 5%

Type Trees: OAK

Fencing: Perimeter ☐ YES ☒ NO

Condition: _____

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: NONE

Sizes: _____

Creek(s): Name(s): NONE

River(s): Name(s): NONE

Water Well(s): How Many? NONE

Year Drilled: _____ Depth: _____

Community Water Available: ☒ YES ☐ NO

Provider: Austin County Water Supply

Electric Service Provider (Name): _____

San Bernard Electric

Gas Service Provider _____

Butane Supplier

Septic System(s): How Many? NONE

Year Installed: _____

Soil Type: _____

Grass Type(s) Bahaya/Tifton

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

determined by survey

Nearest Town to Property: Cat Spring

Distance: 1/2 mile

Driving time from Houston 50 Minutes

Items specifically excluded from the sale: _____

All Sellers personal property located on said 3 ac property

Additional Information:

Sellers Restrictions

Austin County Water: On Zubicek Rd. Two Residences Away

New Survey Required Prior to Sale

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



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.