

HRC

HOLTKAMP REALTY CONSULTANTS

P.O. Box 4792
Bryan, Texas 77802
Ph 979-776-0570
Don@holtkampconsulting.com

FOR SALE

Tract 1 12.7 Acres
Tract 2 11.7 Acres
Washington County, Texas



For more information contact:
Don Holtkamp Broker/Owner
Holtkamp Realty Consultants Inc.
(979) 776-0570 Office
(979) 525-1085 Cell
don@holtkampconsulting.com

TRACT 1 - PROPERTY INFORMATION

Address: Clay Lane, Washington County, Texas

Location: Northwest line of Clay Lane, approximately 1200' east of Sun Oil Road

Description: 12.7 Acres, J. F. Perry A-93 Survey

Improvements: Fencing

Directions: From FM 390, go north on Sun Oil Road approximately 2.2 miles and turn right onto Clay Lane. Tract One will be on left at 1200'.

Minerals: None to convey, surface waiver available

***Offered at \$230,000**

TRACT 2 - PROPERTY INFORMATION

Address: Clay Lane, Washington County, Texas

Location: Northwest line of Clay Lane, approximately 2000' east of Sun Oil Road

Description: 11.7 Acres, J. F. Perry A-93 Survey

Improvements: Fencing and Pond

Directions: From FM 390, go north on Sun Oil Road approximately 2.2 miles and turn right onto Clay Lane. Tract Two will be on left at 2000'.

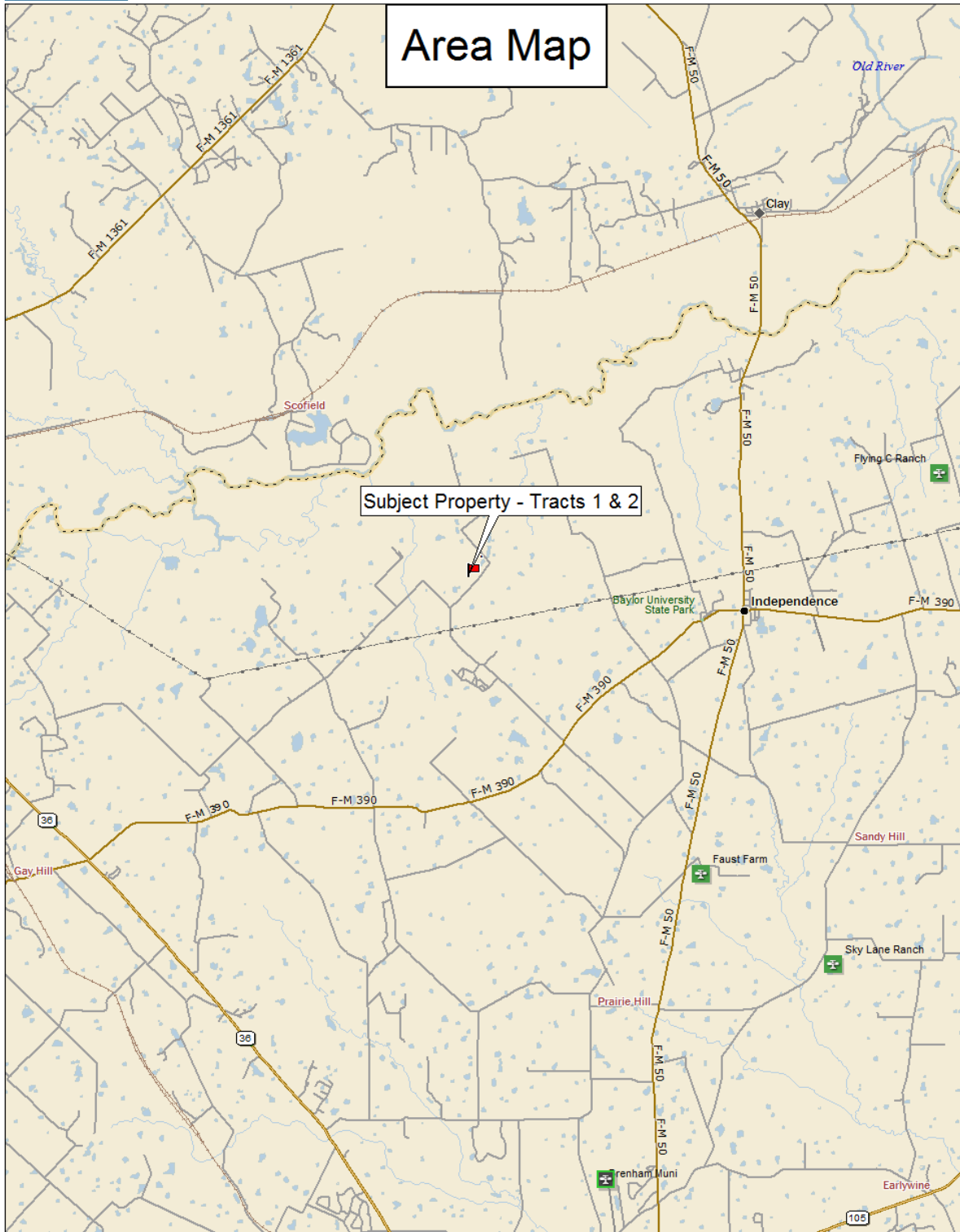
Minerals: None to convey, surface waiver available

***Offered at \$210,000**

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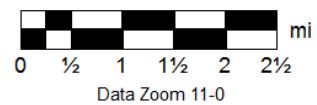
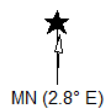
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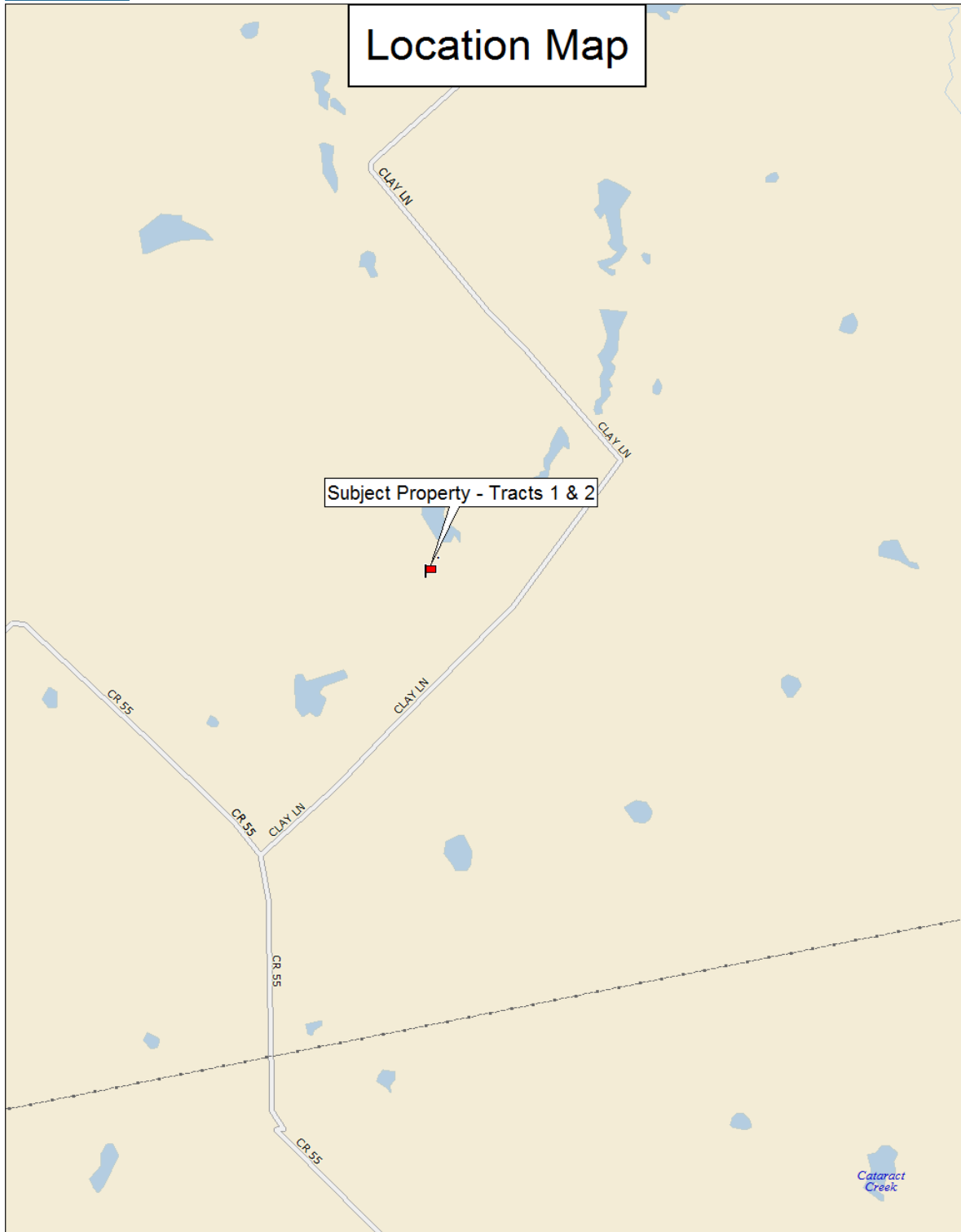
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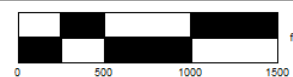
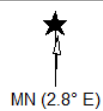
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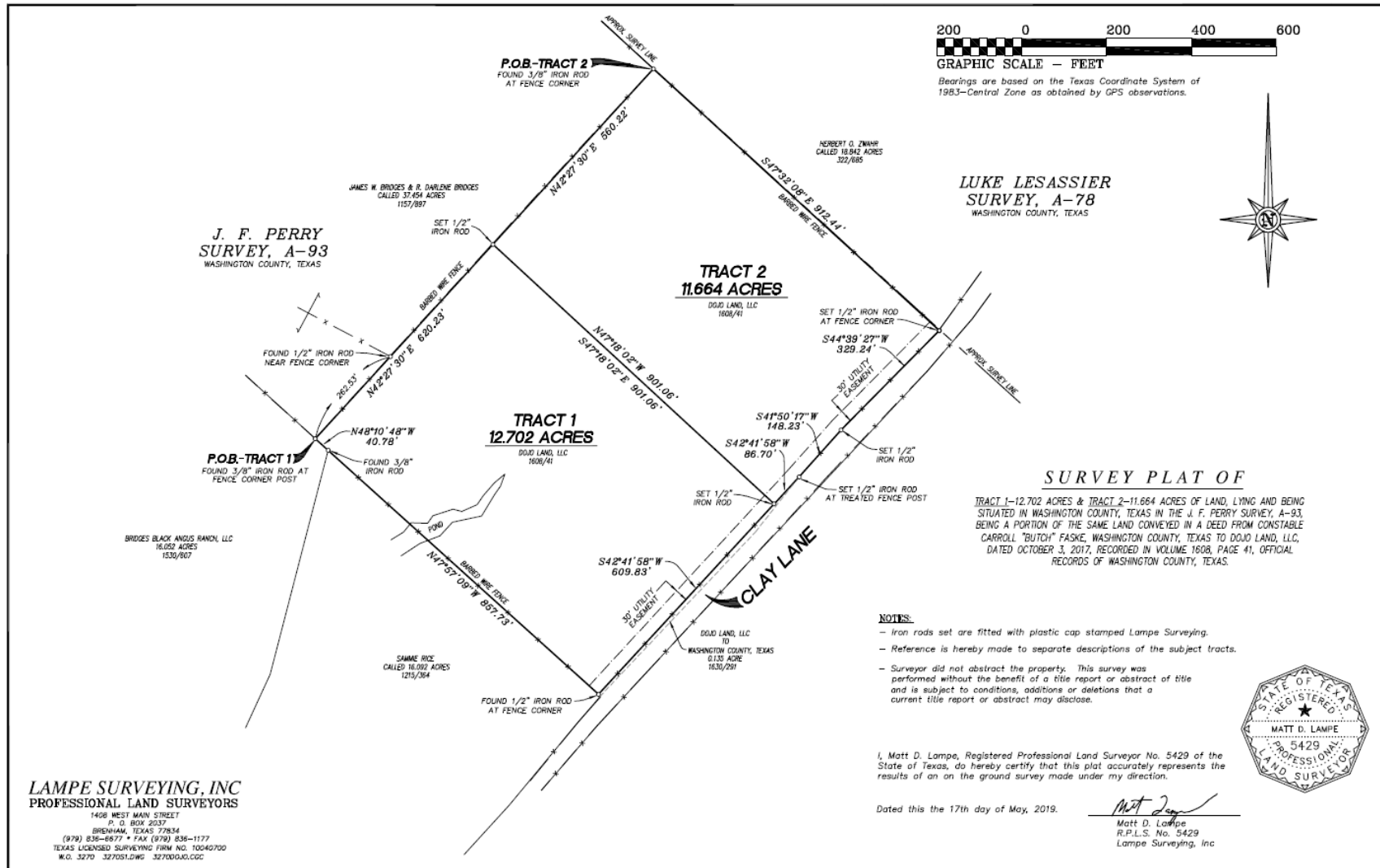
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Data Zoom 14-2

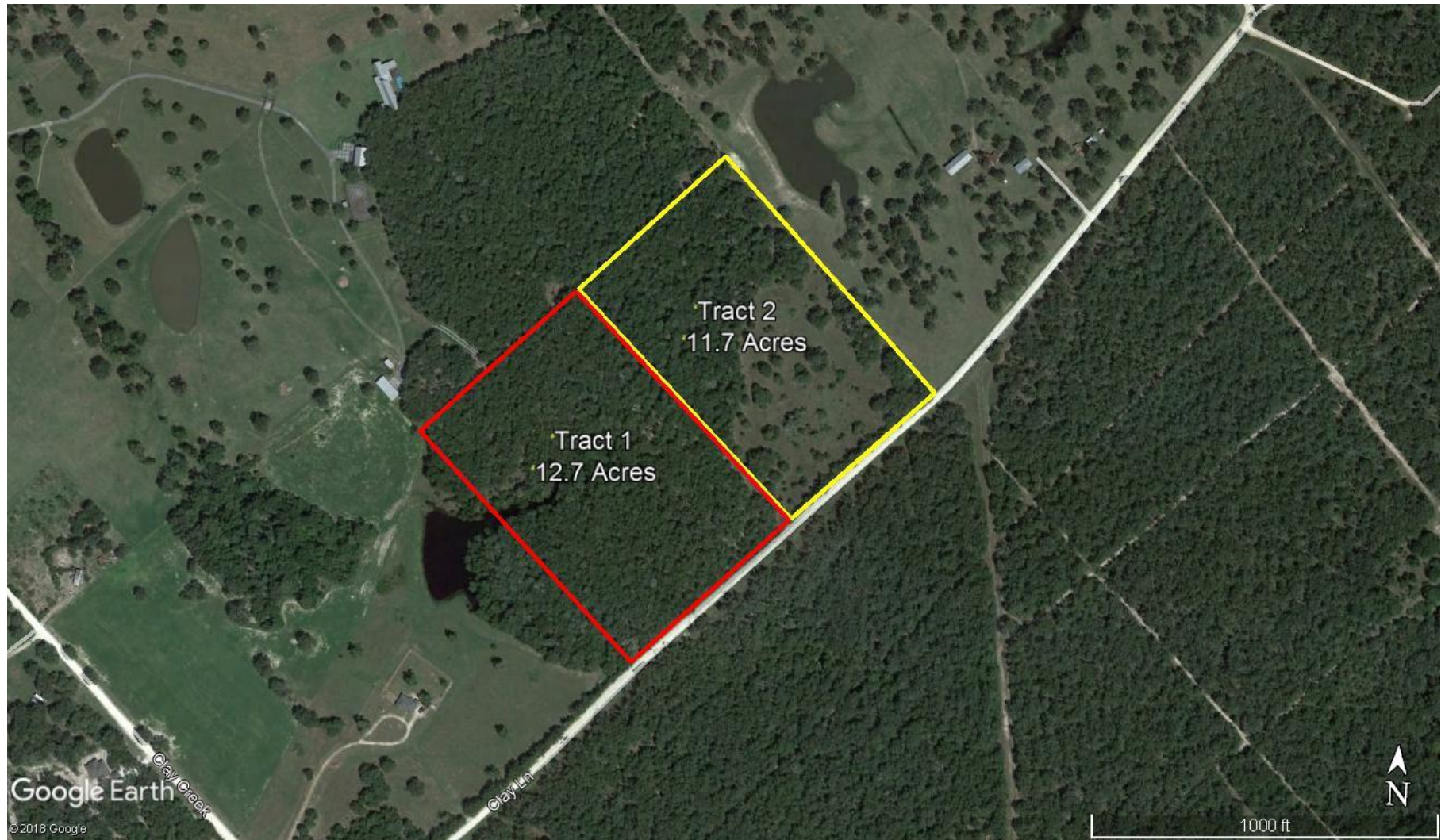
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SURVEY



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AERIAL MAP



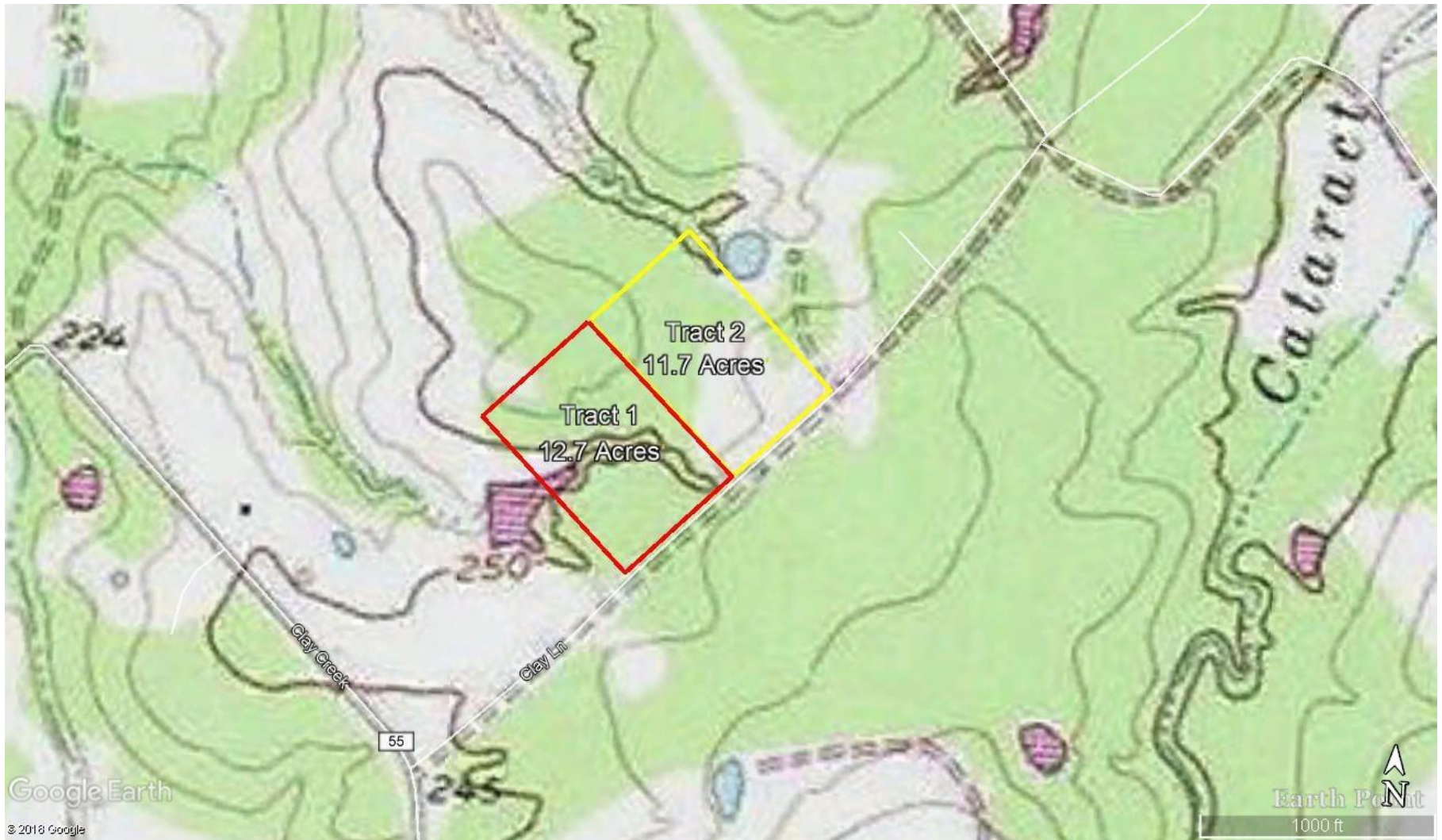
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FLOOD MAP

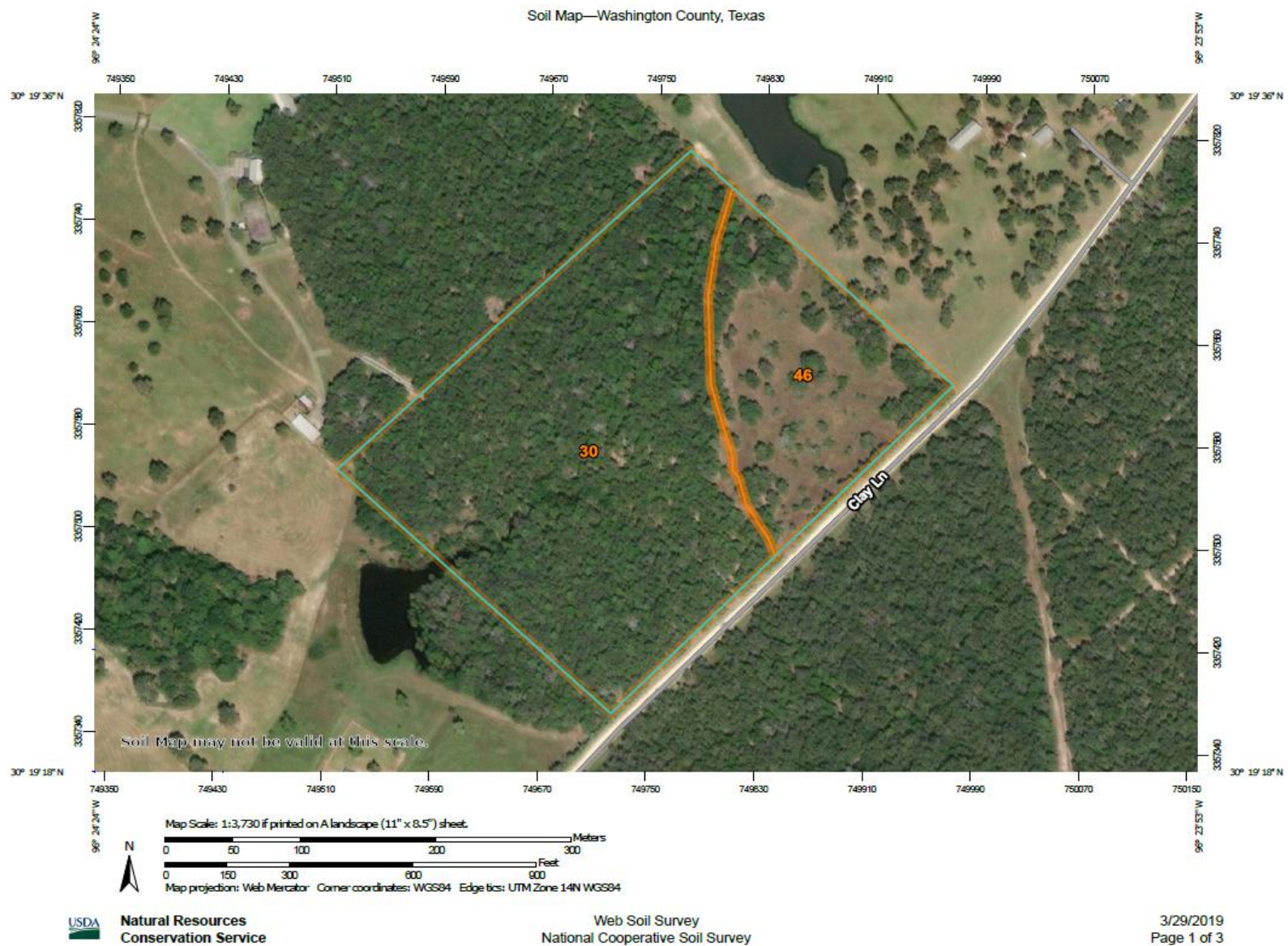


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TOPOGRAPHY MAP



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Map Unit Legend

1553x559			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Falba fine sandy loam, 1 to 5 percent slopes	17.6	72.4%
46	Lufkin fine sandy loam, 0 to 1 percent slopes	6.7	27.6%
Totals for Area of Interest		24.3	100.0%

TRACT ONE PHOTOGRAPHS

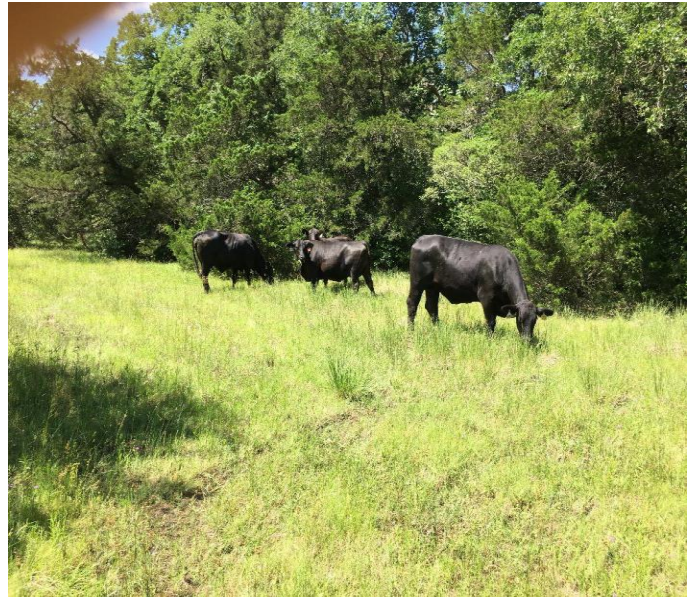


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TRACT TWO PHOTOGRAPHS



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RESTRICTIONS AND PROTECTIVE COVENANTS

Tracts 1 & 2 Clay Lane, Washington County, Texas

The lands described herein are subject to the following covenants, restrictions, and conditions, which shall be covenants to run with the land, as hereinafter set out:

- 1) The hereinafter described property shall be used for single family dwellings, single family dwellings with guest quarters and agricultural purposes only. No multifamily dwellings or commercial business operations are allowed.
- 2) Prior to occupancy of a parcel, each parcel owner shall construct, install and maintain a septic tank and soil absorption system in accordance with the specifications for same as established by the laws of the State of Texas and the rules and regulations of Washington County, Texas. If such septic system complies with such specifications, but still emits foul or noxious odors or unsafe liquid into streets, ditches or adjoining parcels, such system shall be modified so as to eliminate such foul or noxious odors or unsafe liquids.
- 3) Water wells shall be drilled and maintained in accordance with the laws of the State of Texas and the rules and regulations of Washington County, Texas.
- 4) No part of the hereinabove described property shall be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junked cars, tractors or other vehicles are to be permitted on the property.
- 5) No mobile home or structures of a temporary character such as a travel trailer, tent, shack or outbuilding shall be used on any parcel as a permanent residence.
- 6) No sign, advertisement, billboard or advertising structure of any kind shall be placed, maintained or displayed to the public view of any parcel, except "for sale" signs.
- 7) All buildings must be completed within 12 months from the date constructions begins. Any fence built must be constructed and maintained in a good workmanlike manner.
- 8) No commercial swine or poultry brood operations shall be kept or permitted on the premises, except those being used for a 4-H or FFA project.
- 9) No tract may be re-subdivided.
- 10) No structure, home, barns, sheds and storage buildings may be constructed on said premises nearer than 35 feet from the front property line or any property line adjacent to a public road nearer than 25 feet from any side or rear property line.

- 11) The above covenants are to run with the land and shall be binding upon all parties or persons claiming under grantees, and grantees' heirs, successors and assigns, until January 1, 2040 after which time said covenants shall be automatically extended for successive periods of five (5) years unless an instrument signed by the owners of tracts 1 & 2 has been recorded, agreeing to change said covenants in whole or in part.
- 12) Enforcement of the foregoing restrictions and protective covenants shall be by proceedings at law or equity against any person violating or attempting to violate any of the covenants and restrictions, either to restrain said violations and/or to recover damages. Said proceedings may be brought by any property owner who owns land out of the original 24.4 acre tract of which the property hereinabove described is a part. Nothing contained herein shall be constructed as to require developer (Grantor) to enforce said covenants and restrictions in behalf of the other property owners.

DOJO Land LLC

By:


Don Holtkamp

5/17/2019

Date



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Don Holtkamp dba Holtkamp Realty Consultants Inc.		don@holtkampconsulting.com	(979)525-1085
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Don Holtkamp	258298	don@holtkampconsulting.com	(979)776-0570
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

TAR-2501

Holtkamp Realty Consultants PO Box 4791 Bryan, TX 77805
Don Holtkamp

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Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (979)776-0570 Fax: Unfilled

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