



Casa Escondido

15567 Hartman Ln - Cat Spring



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- 38.831 Acres
- Single-Level Home
- Austin County
- 3 Bedroom/ 3½ Bath

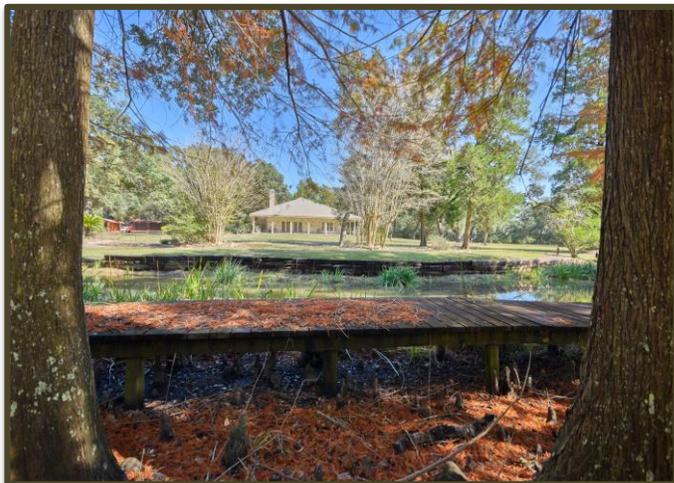
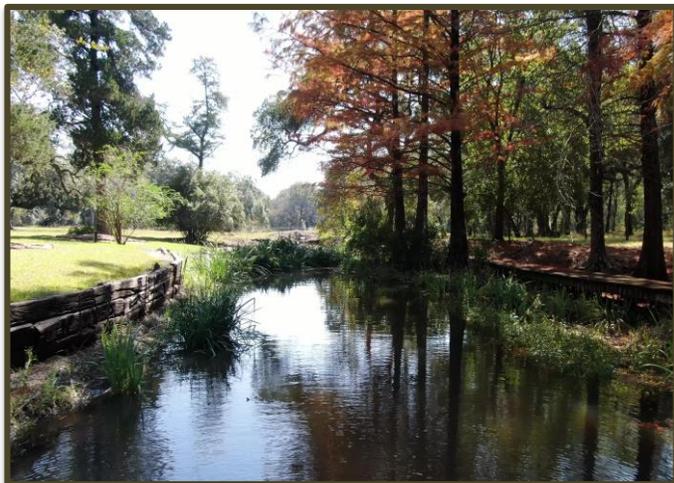
15567 Hartman Lane Cat Spring, Texas

Casa Escondido is located near the end of a dead-end county road near the Cat Spring community. Imagine entering this 38.831-acre property via a gated entrance and then driving through a grassy meadow to a point where the road meanders through 100-year-old Oak Trees...all on its way to the final destination being a Brick home in a very private, park-like setting.

The 38.831 acres has many outstanding features:

- Privacy!!,
- Two ponds (one with a nice size pier) and a live creek being a branch of Yellow Creek meandering across the property within easy view from the home.
- Two water wells serve the property. One well serves the home and improvements. The windmill with pump provides a little character and is used to pump water into the large pond and creek in times of extremely dry weather.

Once you see this 38.831 acres you will quickly realize why it is home to an abundance of wildlife. Minerals are available.



Casa Escondido

The Brick home with metal roof and wrap around porch has approximately 3,000+ Sq. Ft. of living area. It features;

- 3 bedrooms and 3 1/2 baths.
- An open flow design the home has many enjoyable features.
- A large family/dining room with fireplace has easy access to the covered porch/patio area and pool.
- The master bedroom (20'x26') with fireplace offers His and Her master baths, large closets and private access to the covered porch/patio/pool area.
- The yard area surrounding the home has many majestic oak trees (some with night lighting), stone fire pit, koi pond and a sprinkler system servicing the yard area.
- Other improvements include a detached three-bay garage with concrete floor, water and electricity, a workshop/storage barn and a small horse barn.

It is well worth your time to see

Casa Escondido!



NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

Location of Property:	Int. FM 1094&FM 949: FM 1094W 14mi;L Schwanbeck;veer R Newberg;L Hartman .7 mi property on Rt	Listing #:	120145
Address of Property:	15567 Hartman Ln Cat Spring 78933	Road Frontage:	Approx. 600 ft.
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Lot Size or Dimensions:	38.8310 Ac
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Number of Acres:	38.8310
Price per Acre (or)	
Total Listing Price:	\$1,100,000.00
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:	2019
School:		\$5,269.74
County:		\$1,863.97
Hospital:		\$233.84
FM Road:		\$363.44
Rd/Brg:		\$301.15
TOTAL:		\$8,032.14

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School District:	Bellville ISD
Minerals and Royalty:	
Seller believes	100% *Minerals
to own:	100% *Royalty
Seller will	Negotiable Minerals
Convey:	Negotiable 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:	
Pipeline:	Name(s):
Roadway:	
Electric:	San Bernard Electric Cooperative
Telephone:	
Water:	
Other:	

Improvements on Property:	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	3 Bay detached garage
Barns:	Horse barn
Others:	Workshop Bird Cage
% Wooded:	Approx 60%
Type Trees:	Oaks, Cedar

Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Condition:	Good
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Condition:	Good

Ponds:	Number of Ponds:	2
	Sizes:	1/4 acre; 2 acres
Creek(s):	Name(s):	branch of Yellow Creek
River(s):	Name(s):	None

Water Well(s): How Many?	2- One is Windmill w/pump
Year Drilled:	1998
Depth:	290'
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	

Electric Service Provider (Name):	San Bernard Electric Cooperative
Gas Service Provider	None

Septic System(s): How Many:	2
Year Installed:	1991- House 1998- Barns
Soil Type:	Fine Sandy Loam
Grass Type(s)	Native Grasses
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	

Nearest Town to Property:	Cat Spring
Distance:	6 miles
Driving time from Houston	1 1/2 hours

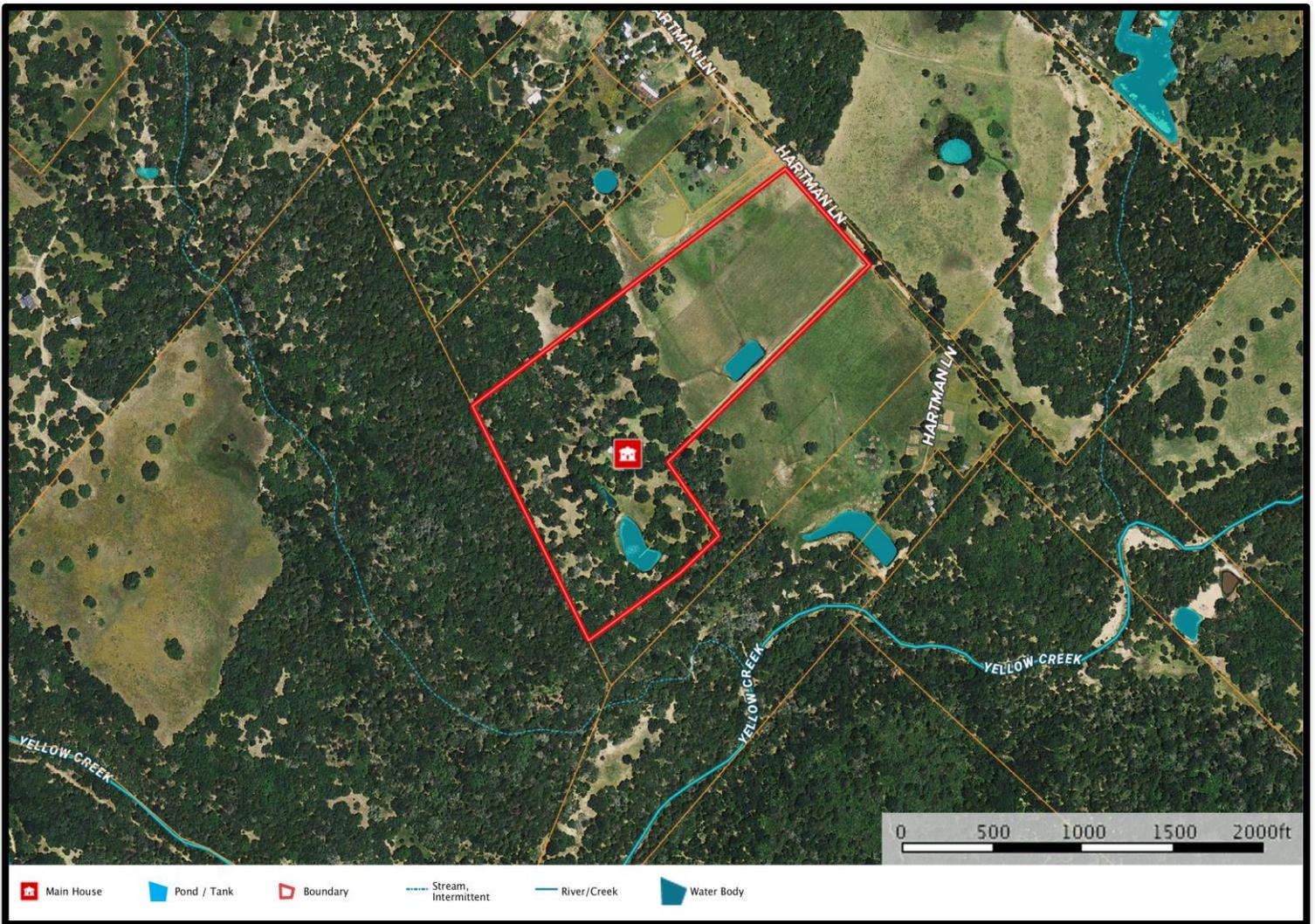
Items specifically excluded from the sale:	
All of Sellers personal property located on said 38.8310 acre property.	
Additional Information:	
Fire Pit; Pool; Koy Pond; Century old Oaks Sprinkler system for yard; wrap around porch	

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

HOME

Address of Home:		15567 Hartman Ln, Cat Spring TX 78933		Listing	120145
Location of Home:		FM1094@FM949: W on FM1094 to L Schwanbeck; R on Newberg; L on Hartman to property			
County or Region:		Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		None	Property Size:	38.8310 Acres	
Subdivision Restricted:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Listing Price:		\$1,100,000.00			
Terms of Sale		Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	Ceiling Fans	No.	0
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	Dishwasher		
Sell.-Fin. Terms:		<input checked="" type="checkbox"/>	Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/>	Microwave (Built-In) above electric cooktop		
Note Period:		<input checked="" type="checkbox"/>	Double Ovens	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Interest Rate:		<input checked="" type="checkbox"/>	Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All of Sellers personal property located on said			
Number of Years:		38.831 acre property.			
Size and Construction:		Heat and Air:			
Year Home was Built:	1990 Per ACAD	<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	1 Unit
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	1 Unit
Bedrooms:	3	<input type="checkbox"/>	Other:		
Bath:	3 1/2	<input checked="" type="checkbox"/>	Fireplace(s)	2	
Size of Home (Approx.)	ACAD 3,023	<input type="checkbox"/>	Wood Stove		
	Living Area	<input checked="" type="checkbox"/>	Water Heater(s): 2	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
	Total				
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Utilities:			
Roof Type:	Metal	Electricity Provider:		San Bernard Electric	
Year Installed:	Unknown	Gas Provider:		None	
Exterior Construction:	Brick	Sewer Provider:		Septic	
Room Measurements: APPROXIMATE SIZE:		Water Provider:		2 - 1 is Windmill w/Pump	
Living Room:	Living/Dining Combo 29 x 20 w/fireplace	Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth:	290'
Dining Room:		Year Drilled:		1998	
Kitchen:	19'11" x 14'8"	Average Utility Bill: Monthly:		Varies based on occup.	
Family Room:		Taxes:			
Utility:	13'7" x 5'8"	2019		Year	
His Bath:	21'6" x 10'4" <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:		\$5,269.74	
Hers Bath:	21'6" x 16'9" <input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower	County:		\$1,863.97	
Bath:	5'7" x 9'3" <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Hospital:		\$233.84	
Master Bdrm:	20x26 w/ fireplace	FM Road:		\$363.44	
Bedroom:	13'11" x 13'11"	Rd/Brg:		\$301.15	
Bedroom:	Bunkroom: 6'8" x 6'6"	Taxes:		\$8,032.14	
Bedroom:		School District:		Bellville ISD	
Half Bath:	5 x 5'11"	Additional Information:			
Garage: <input checked="" type="checkbox"/>	Carport: <input checked="" type="checkbox"/> No. of Cars: 3 Bay Detached Garage				
Size:	696 sq.ft.attached carport <input checked="" type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached				
Porches:					
Front: Size:	Porch wraps completely around home				
Back: Size:					
Deck: Size:	1590 sq. ft. <input checked="" type="checkbox"/> Covered				
Deck: Size:	<input checked="" type="checkbox"/> Covered				
Fenced Yard:					
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size: Workshop & Garage				
Construction:	Wood				
TV Antenna <input checked="" type="checkbox"/>	Dish <input type="checkbox"/> Cable <input checked="" type="checkbox"/>				

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Int. FM1094&FM949: FM1094W
 1.4mi ; L Schwanbeck; veer R
 Newberg; L Hartman .7 mi property
 on Right



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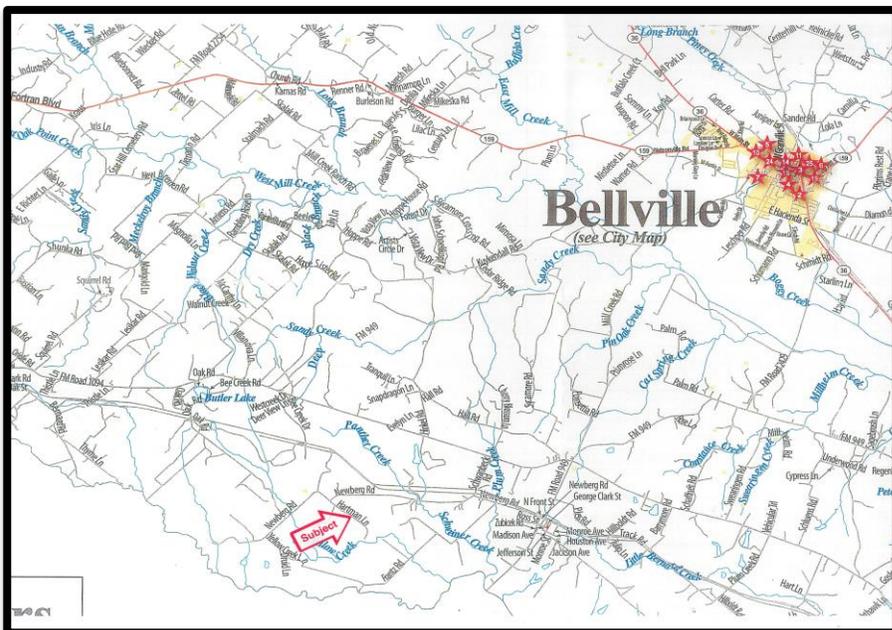
**Bill Johnson & Associates
 Real Estate**

Since 1970

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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.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date