

9514 Jalowy Road Sealy, Texas



Texas is Our Territory

Bill Johnson & Associates Real Estate

Since 1970

40.9 ac. Perimeter

fenced

Barn w/enclosed area on

slab.

Ready for your home!







9514 Jalowy Road Cat Spring, Texas 40.989 Acres

EXCELLENT opportunity to own a tract of land in the desirable Cat Spring area that can serve as a place to build your dream home, farm the sandy loam soil, and graze your farm animals, working cattle pens included. The 40 x 100 auxiliary building is suited for multipurpose use offering 1,200+/sq. ft. of enclosed area which could easily be converted into living quarters, shop area or an office. Electric is available but not currently on the property. This property is centrally located a short distance from the I-10 Corridor just 45 minutes West of Houston and is worth coming to see.

Property is currently used for cattle for the agricultural tax exemption.

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

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: Off FM 2187 on Jalowy Road Listing #: TXLS120425 Address of Property: 9514 Jalowy Road, Sealy, TX 647 Road Frontage: Austin Paved Road: YES ✓ NO For Sale Sign on Property? NO County: ✓ YES Subdivision: None Lot Size or Dimensions: 40.989 acres **☑** NO Subdivision Restricted: ☐ YES Mandatory Membership in Property Owners' Assn. **✓** NO ☐ YES

Пио

№ NO

Ann.

2019

\$369.21

\$120.92

\$29.07

\$23.58

\$19.54

\$562.32

*Minerals

*Royalty

Minerals

Royalty

₩ No

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Home:

Barns:

Others:

% Wooded:

Type Trees:

Fencing:

Ponds:

Creek(s):

River(s):

Year Drilled:

Year Installed:

Provider:

Buildings:

Improvements on Property:

10%

Oaks

Sizes: 1/2 acre

Water Well(s): How Many?

Community Water Available:

Reliant is available in the area

Gas Service Provider

Soil Type: Sandy Loam

Nearest Town to Property:

Distance: Approx. 4 miles

Any/all of Sellers personal property

Items specifically excluded from the sale:

Grass Type(s) Bahia

Driving time from Houston

Additional Information:

Perimeter

Condition:

Condition:

Name(s):

Name(s):

Electric Service Provider (Name):

Septic System(s): How Many: None

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

Cross-Fencing:

Number of Ponds: One

☐ YES 🔽 NO

slab and enclosed

Cattle working pens

40x100 metal building inc. 1,200 sq. ft. on

✓ YES

✓ YES

Good

Crooked Branch

None

None

Sealy

45 minutes

Depth:

Excellent

NO

NO

✓ NO

determined by survey

None

None

Number of Acres:

Price per Acre (or)

Total Listing Price:

Cash:

Seller-Finance: Sell.-Fin. Terms:

Down Payment: Note Period:

Payment Mode: Mo.

Year:

✓ Yes

Sealy ISD

Balloon Note: YES

Interest Rate:

Terms of Sale:

Property Taxes:

Agricultural Exemption:

Minerals and Royalty:

to own: 100%

100%

Leases Affecting Property:
Oil and Gas Lease: ☐ Yes

Negotiable

Negotiable

☐ Yes

Easements Affecting Property:

Reliant

None known

None known

None known

School District:

School:

County:

ESD #2:

Rd/Brg:

TOTAL:

Seller believes

Lessee's Name:

Surface Lease: Lessee's Name:

Pipeline:

Electric:

Water:

Other:

Roadway:

Telephone: ATT

Lease Expiration Date:

Lease Expiration Date:

Oil or Gas Locations:

Seller will

Convey:

FM Road:

40.989 acres

\$11,222.52

\$460,000.00

✓ YES

☐ YES

Qt.

Number of Years:

No

✓ No

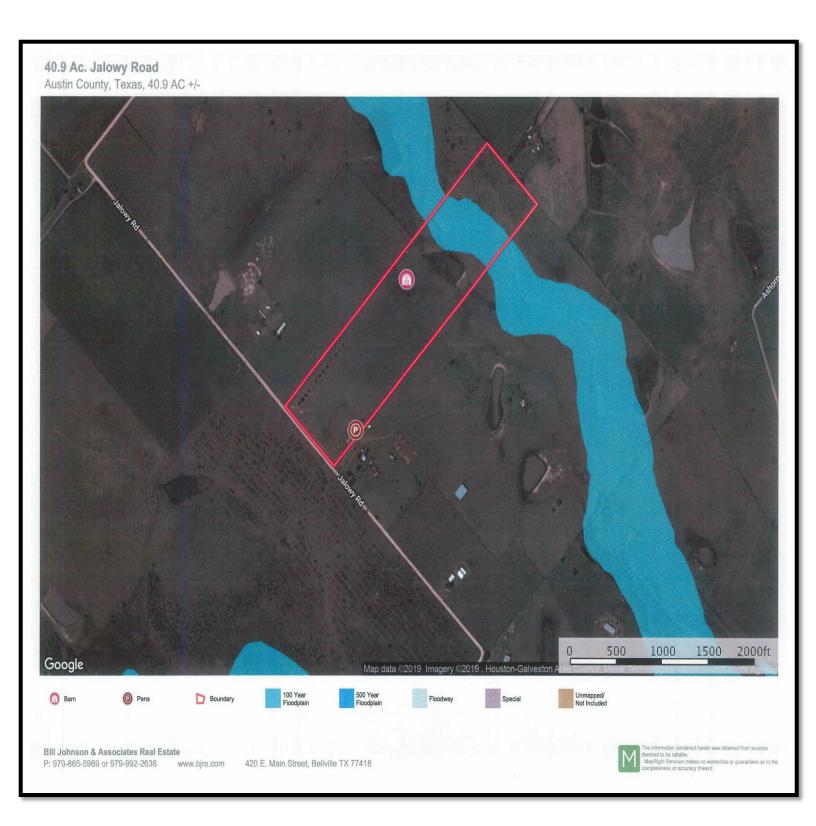
✓ No

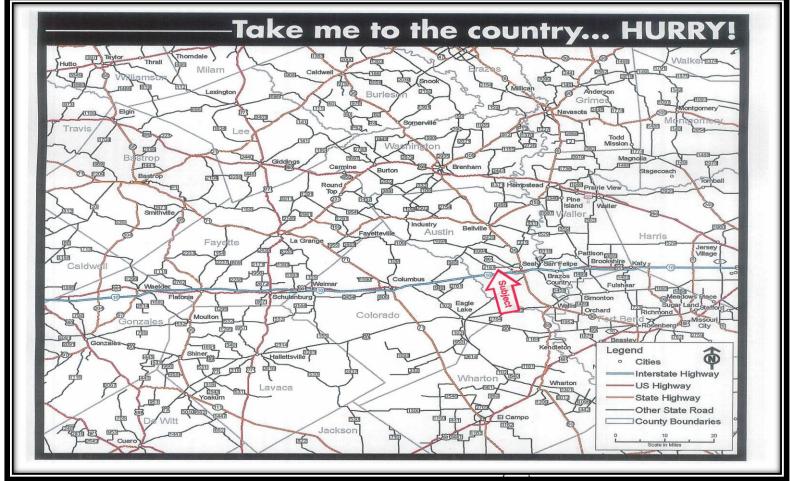
l Yes

Name(s):

used for cattle until closing

□ S.A.





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Since 1970

Directions: From Sealy Intersection
Of FM 2187 and Jalowy Road,
South on Jalowy Road through
first curve to the left. Property on left.
From I-10 Exit Beckendorff North,
Take a Right on Old Columbus Road, Left
on Meier Road, Right on Jalowy through
Curve to left. Property will be
Approximately .5 mile on the right. Or
Continue on Old Columbus Road to FM
2187, left to Jalowy, turn left follow
through curve to left and property will be
on the Left.

420 East Main Street Bellville, Texas 77418-0294 979) 865-5969 Fax (979) 865-5500

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

www.bjre.com



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	License No.	Email	Phone
Primary Assumed Business Name			
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
calco / igo.ii/ locociato o Hallio	2.00.100 140.	Lindii	THORE
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date