



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!



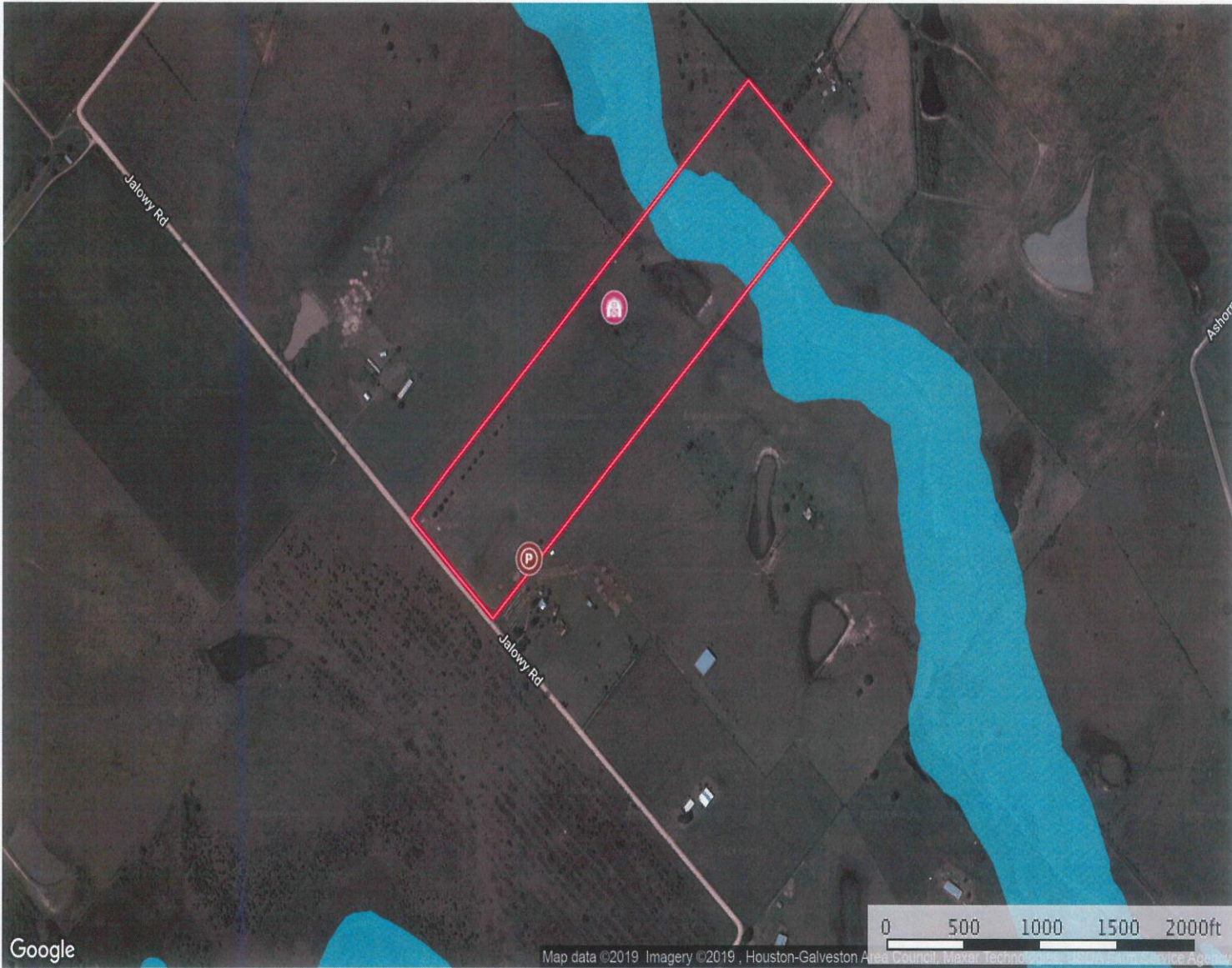
9514 Jalowy Road Cat Spring, Texas 40.989 Acres

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****

40.9 Ac. Jalowy Road
Austin County, Texas, 40.9 AC +/-

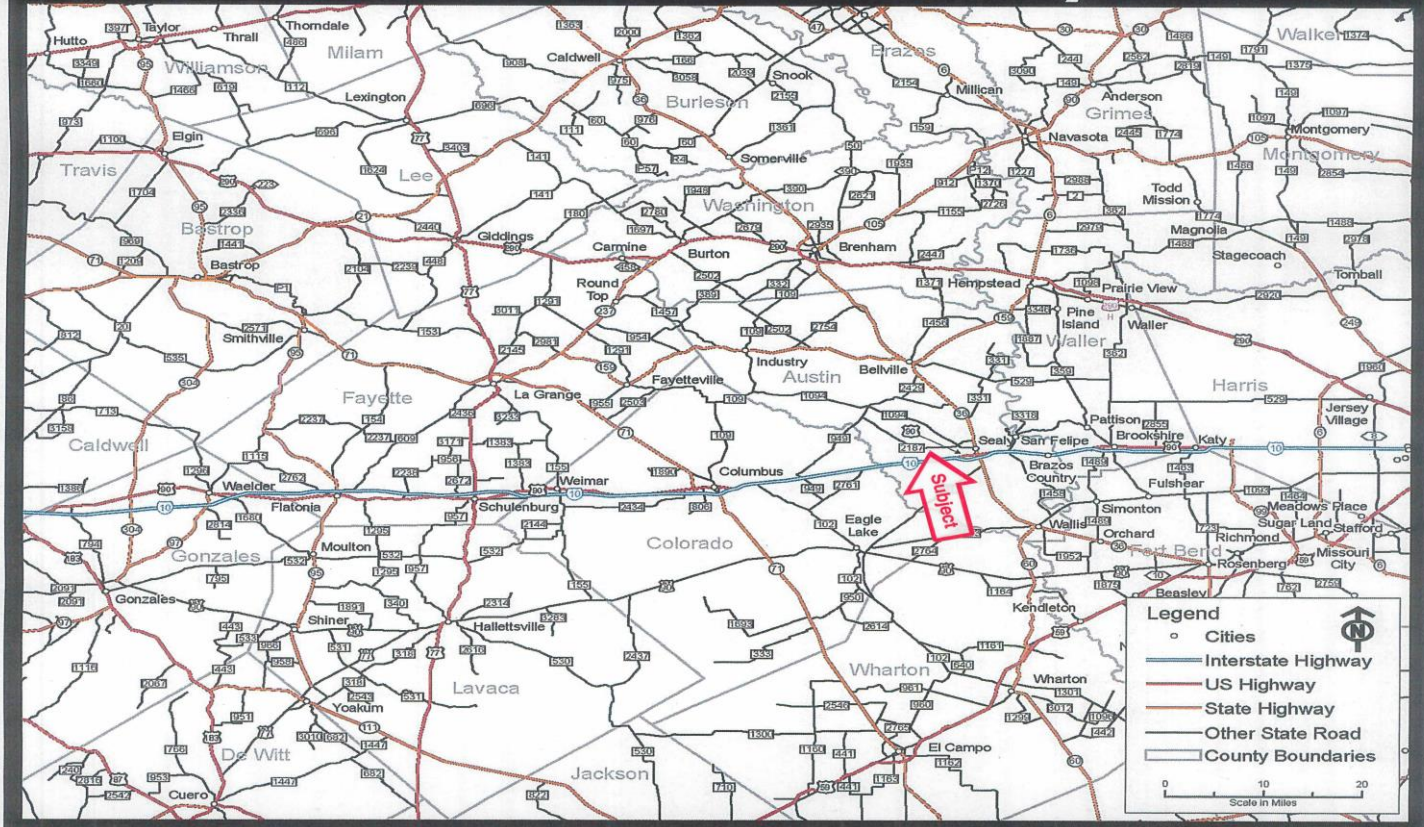


- Bam
- Pens
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

Bill Johnson & Associates Real Estate
P: 979-865-5969 or 979-992-2636 www.bjre.com 420 E. Main Street, Bellville TX 77418

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Take me to the country... HURRY!



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Real Estate**

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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.

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11/2/2015

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
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Designated Broker of Firm	License No.	Email	Phone
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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

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Kimberly Zapalac

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