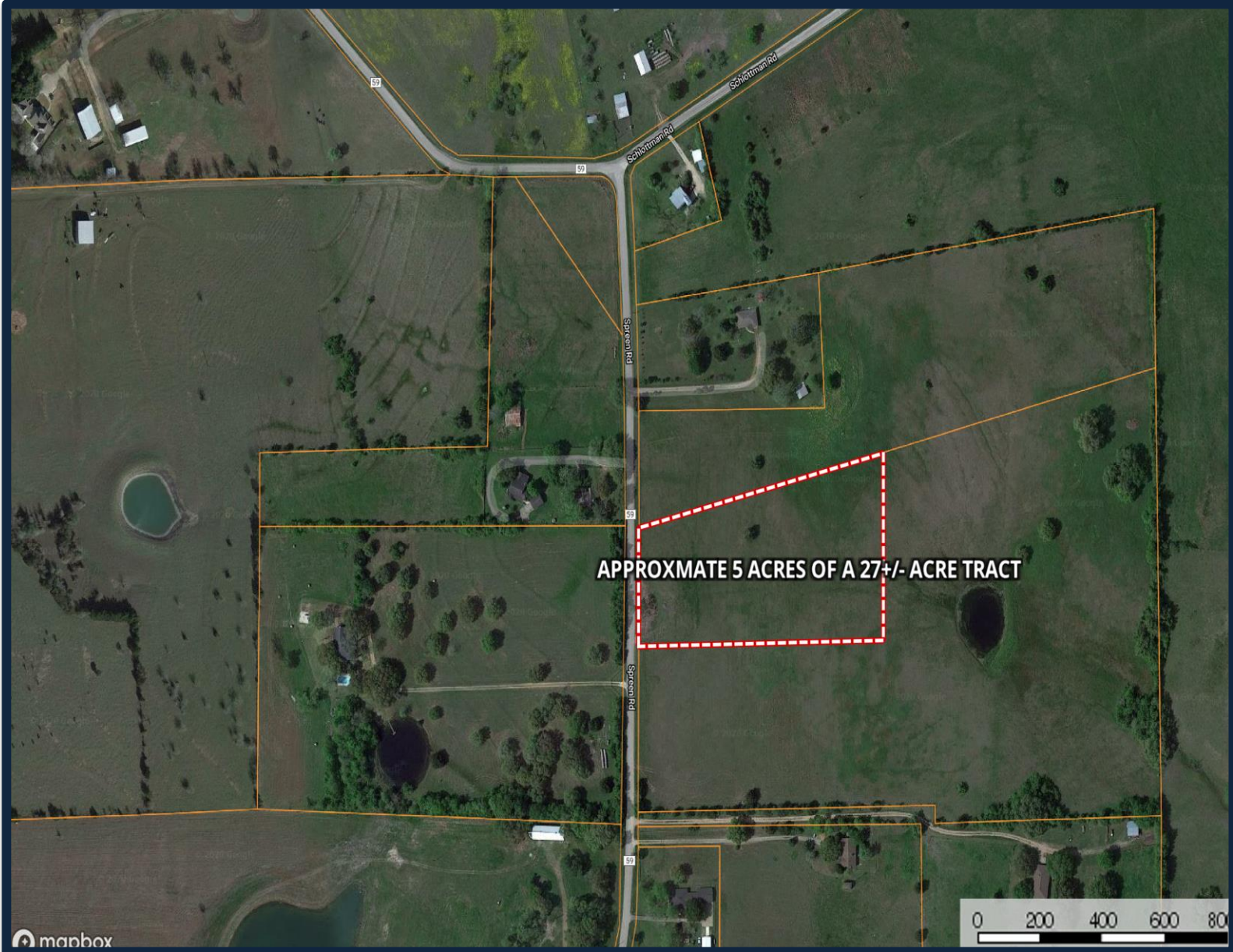




5620 Spreen Road

Brenham, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

Just minutes from Highway 36, close to the conveniences of the quaint town of Brenham and the Brenham Airport, you will discover this 5-acre tract. Amid the rolling hills of the Prairie Hill community, the property offers great views and potential homesites with a bonus of beautiful wildflowers in the Spring. Community water is available as well as other public amenities.

This is the perfect property to welcome you home!



Restrictions

- No mobile or manufactured homes
- Minimum 1,800 sq. ft living space
- No temporary or portable residences
- Residential structures must be slab & consist of brick, stone, concrete or cement board
- No swine or chickens permitted
- Only livestock and domestic pets/animals
- Septic systems must abide by county regulations



Directions from Brenham:

Take a left on Feeder to US-290 West
Continue on to TX-36 North
Turn right onto Tommelson Creek Rd
Turn Left on Spreen

Look for the Bill Johnson signs!

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:	Brenham*Lt-Feeder to US-290 W*Cont TX-36 N*R-Tommelson Ck Rd*L -Spreen		Listing #:	113654
Address of Property:	5620 Spreen Rd. Brenham, TX 77833		Road Frontage:	TBD
County:	Washington	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:	N/A		Lot Size or Dimensions: 5 Acres to be surveyed	
Subdivision Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO
Number of Acres: 5 Acres out of a 27+/- Acres				
Price per Acre (or) \$38,000.00				
Total Listing Price:				
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: Taxes - 2019				
School:			\$36.96	
County:			\$13.42	
Jr.College:			\$1.98	
FM Road:			\$4.00	
Rd/Brg:				
TOTAL:			\$56.36	
Agricultural Exemption:	☒ Yes ☐ No			
School District:	Brenham			
Minerals and Royalty:				
Seller believes	0%	*Minerals		
to own:	0%	*Royalty		
Seller will	0%	Minerals		
Convey:	0%	Royalty		
Leases Affecting Property:				
Oil and Gas Lease:	☐ Yes ☒ No			
Lessee's Name:				
Lease Expiration Date:				
Surface Lease:	☐ Yes ☒ No			
Lessee's Name:				
Lease Expiration Date:				
Oil or Gas Locations:	☐ Yes ☒ No			
Easements Affecting Property: Name(s):				
Pipeline:				
Roadway:				
Electric:				
Telephone:				
Water:				
Other:				
Improvements on Property:				
Home:	☐ YES ☒ NO			
Buildings:				
Barns:				
Others:				
% Wooded:	0%			
Type Trees:	None			
Fencing:	Perimeter	☐ YES ☒ NO		
	Condition:			
	Cross-Fencing:	☐ YES ☒ NO		
	Condition:			
Ponds:	Number of Ponds:			
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:				
Electric Service Provider (Name): None				
Electricity may be available				
Gas Service Provider None				
Septic System(s): How Many: None				
Year Installed:				
Soil Type:	Sandy			
Grass Type(s)	Native and Coastal			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property: Brenham				
Distance:	Approximately 10 miles			
Driving time from Houston	Approx. 75 minutes			
Items specifically excluded from the sale:				
All of Sellers personal property located on subject property				
Additional Information:				
Restricted Property				

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



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
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

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Kimberly Zapalac

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Fax:

IABS

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