



# 26122 Stockdick Road

## *Katy, TX*



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*

- 6.748 acres
- 36 hand-planted, hand-watered Live Oaks on the Property
- Appox 322 ft of paved road frontage
- Nothing else in Katy area like it
- (follow directions, not address)





## **26122 Stockdick Rd - Katy, Texas**

Katy has always been a tree-less prairie, but this nearly 7 acre tract proves otherwise!

Boasting 36 mature, hand-planted and meticulously hand watered Live Oak trees, this property is truly the only of its kind on the market today.

Planted in a manner that would really allow this property to shine, as well as maintain a high level of privacy from the road, the Live Oaks meander along the drive, terminating at the homesite, where the opportunities are endless.

Though this property does have certain deed restrictions (see attached), I can assure you they were enacted to preserve the farm lifestyle that living on this property would promote.

**LOT OR ACREAGE LISTING**

Location of Property:	4th lot west of the Stockdick school rd and katy hockley rd intersection			Listing #:	124353			
Address of Property:	26122 STOCKDICK RD, KATY, TX, 77493			Road Frontage:	Approx 322 ft			
County:	HARRIS		Paved Road:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	KATY PRAIRIE ESTATES			Lot Size or Dimensions: 6.748				
Subdivision Restricted:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
<b>Number of Acres:</b>				<b>6.7480</b>				
<b>Price per Acre (or)</b>								
<b>Total Listing Price:</b>				<b>\$485,000.00</b>				
<b>Terms of Sale:</b>								
	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:							
<b>Property Taxes:</b>				Year:	<b>2019</b>			
School:				\$6,161.40				
County:				\$1,738.27				
Hospital:				\$708.36				
Flood:				\$119.21				
Port HTX:				\$45.86				
Dept. of Ed:				\$21.35				
Emergency				\$426.96				
TOTAL:				\$9,221.41				
Agricultural Exemption:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
<b>School District:</b>	Katy ISD							
<b>Minerals and Royalty:</b>								
Seller believes	None		*Minerals					
to own:	None		*Royalty					
Seller will	N/A		Minerals					
Convey:	N/A		Royalty					
<b>Leases Affecting Property:</b>								
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:								
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
<b>Easements Affecting Property:</b>				Name(s):				
Pipeline:								
Roadway:								
Electric:								
Telephone:								
Water:								
Other:								
<b>Improvements on Property:</b>								
Home:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO						
Buildings:								
Barns:								
Others:	36 hand planted, 12 year old Live Oak Trees							
% Wooded:				25% +/-				
Type Trees:				variety, mainly live oaks				
<b>Fencing:</b>				Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
				Condition:	good - barb wire			
				Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
				Condition:				
<b>Ponds:</b>				Number of Ponds:	None			
Sizes:								
<b>Creek(s):</b>				Name(s):	None			
River(s):				Name(s):	None			
<b>Water Well(s): How Many?</b>				None				
Year Drilled:						Depth:		
<b>Community Water Available:</b>				<input type="checkbox"/> YES	<input type="checkbox"/> NO			
Provider:				Unknown				
<b>Electric Service Provider (Name):</b>				Reliant				
<b>Gas Service Provider</b>				Unknown				
<b>Septic System(s): How Many:</b>				N/A				
Year Installed:								
<b>Soil Type:</b>				Loamy surface with loamy and clayey subsoil				
<b>Grass Type(s)</b>				Native				
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>								
<b>Nearest Town to Property:</b>				Katy				
Distance:				4.4 Miles				
Driving time from Houston				20 minutes				
<b>Items specifically excluded from the sale:</b>								
All of Sellers personal property located on said 6.748 Ac. property.								
<b>Additional Information:</b>				36 hand-planted Live Oaks				

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





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Directions: Property in question is the 4<sup>th</sup> lot WEST of the intersection of Stockdick School Rd and Katy Hockley rd. (lots 1,2,3, 5 are developed)





## 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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date