



12296 Frantz Road

Cat Spring, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



12296 Frantz Road Cat Spring, Texas

This is a must-see property!!

Unlimited potential near the quaint community of Cat Spring. The brick home with metal roof was built in 1978 and is surrounded by large live oak, pecan, sycamore and elm trees.



The home offers many outstanding features: Three bedrooms, two baths, open living area and features everyone's favorite, the generous family room/sunroom at the back of the home from which one can enjoy the serenity of this highly desired location. A single car attached garage, a single car covered carport and a covered porch sitting area overlook the fenced backyard.



This property is unrestricted and has infinite possibilities. Other improvements on the property include a large 24' x 50' metal workshop with two overhead doors and a 14' x 24' wellhouse/greenhouse all with concrete flooring.



Just waiting for that special touch!

Amenities

- Size: 1,575 Sq. Ft.
- Levels: Single-level
- Year Built: 1978
- Exterior: Brick
- Roof: Metal
- Bedrooms: 3
- Baths: 2
- Enclosed Family/Sunroom
- Central Heat & Air
- Garage/Carport
- Well House/Greenhouse
- Workshop
- Water Well



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:	Sealy: FM1094*L on FM 949 *R on Newburg Rd*L on Frantz to prop	Listing #:	124854
Address of Property:	12296 Frantz Rd. Cat Spring TX 78933	Road Frontage:	Approx. 225 ft
County:	Austin	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:	None	Lot Size or Dimensions:	2.50 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
Number of Acres:		Improvements on Property:	
2.5000		Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Price per Acre (or)		Buildings:	
Total Listing Price:		Barns:	
\$324,500.00		24x49 Barn/Greenhouse	
Terms of Sale:		Others:	
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Workshop 40x58	
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:		% Wooded: 35-40%	
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Type Trees: Live Oak,Pine, Sycamore, Pecan	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Fencing:	
Number of Years:		Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
		Condition: back of acreage&Sides	
		Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		Condition:	
Property Taxes:		Ponds:	
Year: 2019		Number of Ponds: None	
School:	\$609.34	Sizes:	
County:	\$781.93	Creek(s):	
Hospital:		Name(s): None	
FM Road:	\$154.89		
Rd/Brg:	\$126.33	River(s):	
TOTAL:	\$1,672.49	Name(s): None	
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Water Well(s): How Many?	
School District:	Sealy	One	
Minerals and Royalty:		Year Drilled: 1978 Depth: Unknown	
Seller believes	small percentage	Community Water Available:	
to own:	small percentage	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Seller will	All Owned	Provider:	
Convey:	All Owned	Electric Service Provider (Name):	
		San Bernard Electric	
		Gas Service Provider	
		None	
Leases Affecting Property:		Septic System(s): How Many?	
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		One	
Lessee's Name:		Year Installed: Unknown	
Lease Expiration Date:		Soil Type:	
		Sandy Loam	
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Grass Type(s)	
Lessee's Name:		Native	
Lease Expiration Date:		Flood Hazard Zone: See Seller's Disclosure or to be	
Oil or Gas Locations:		determined by survey	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Nearest Town to Property:	
Easements Affecting Property:		Cat Spring	
Name(s):		Distance: 3 miles	
Pipeline:	None	Driving time from Houston	
Roadway:	None	Approx. 1 hour	
Electric:	San Bernard Electric	Items specifically excluded from the sale:	
Telephone:		All of Sellers or Lessees personal property located on said	
Water:	None	2.5 acre property	
Other:	None	Additional Information:	

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:		12296 Frantz Rd., Cat Spring, TX 78933		Listing	124854
Location of Home:		Sealy: FM1094*L on FM 949 *R on Newburg Rd*L on Frantz to property			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		None	Property Size:	2.50 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:		\$324,500.00			
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:					
Size and Construction:					
Year Home was Built:		1978			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms:	3	Baths:	2		
Size of Home (Approx.)		ACAD	1,575	Living Area	
				Total	
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Metal	Year Installed:		1978
Exterior Construction:		Brick			
Room Measurements:		APPROXIMATE SIZE:			
Lv/Dn Room:	17'4" x 18'6"				
Break Room:	11'6" x 11'2"				
Kitchen:	11'8" x 10'8"				
Family Room:	(Enclosed Back Room) 13'11" x 33'				
Utility:	12 x 7				
Bath:	10'6" x 6'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower		
MstrBath:	8'6" x 5'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Master Bdrm:	13'3" x 14'7"				
Bedroom:	13'5" x 11'7"				
Bedroom:	10'7" x 11'				
Entry					
Other:					
Garage:	<input checked="" type="checkbox"/>	Carport:	<input checked="" type="checkbox"/>	No. of Cars: Single	
Size:	21x12	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached		
Porches:					
Sun Porch:	See Family Room above				
Front: Size:	120 sq.ft.				
Porch: Size:					<input type="checkbox"/> Covered
Patio: Size:	220 sq.ft.				<input checked="" type="checkbox"/> Covered
Fenced Yard:	Partial				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size: Various Outbuildings			
Construction:	Metal				
TV Antenna	<input type="checkbox"/>	Dish	<input checked="" type="checkbox"/>	Cable	<input checked="" type="checkbox"/>

Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	5
<input checked="" type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input checked="" type="checkbox"/>	Electric Cooktop		
<input checked="" type="checkbox"/>	Oven (Built In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

All of Sellers personal property located on said 2.5 acre property

Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Central Air	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Other:				
<input type="checkbox"/>	Fireplace(s)				
<input type="checkbox"/>	Wood Stove				
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		

Utilities:

Electricity Provider:	San Bernard Electric
Gas Provider:	None
Sewer Provider:	Septic
Water Provider:	Well
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Unknown
	Year Drilled: 1978
Average Utility Bill:	Monthly: Unknown

Taxes:

	2019	Year	
School:			\$609.34
County:			\$781.93
Hospital:			
FM Rd:			\$154.89
SpRd/Brg:			\$126.33
Taxes:			\$1,672.49

School District:

Sealy

Additional Information:

Vinyl tile throughout



Directions:

From Sealy: FM1094 *Left on FM 949
 *Right on Newburg Rd *Left on Frantz
 to property, **12296 Frantz Road**



Texas is Our Territory

**Bill Johnson & Associates
 Real Estate**

Since 1970

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
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William R. Johnson, Jr	127410	billjohnson@bjre.com	(979)885-8535
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