



# 10170 FM 949

## *Cat Spring, TX*

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*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*

- 3 Bedroom / 1 Bath
- 1566 Sq.Ft.
- Exterior: Wood
- 1920's Farmhouse

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:	Cat Spring*FM949 So.*1/2mi to property on right.	Listing #:	126778
Address of Property:	10170 FM 949, Cat Spring 78933	Road Frontage:	Approx 163 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:	1 Ac
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
<b>Number of Acres:</b> 1.0000			
<b>Price per Acre (or)</b>			
<b>Total Listing Price:</b> \$230,000.00			
<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: 2019			
School:	\$2,316.66		
County:	\$666.00		
Hospital:	\$0.00		
FM Road:	\$135.17		
Rd/Brg:	\$112.00		
TOTAL:	\$3,229.82		
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>School District:</b>	Sealy ISD		
<b>Minerals and Royalty:</b>			
Seller believes	100%	*Minerals	
to own:	100%	*Royalty	
Seller will	Neg	Minerals	
Convey:	Neg	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:	San Bernard Electric		
Telephone:			
Water:			
Other:			
<b>Improvements on Property:</b>			
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Buildings:	Detached Garage w/ Bedroom & Bath (Not Complete)		
Barns:			
Others:			
% Wooded:	Wooded Yard		
Type Trees:	Oak		
<b>Fencing:</b>	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	Condition:	Fair	
	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	
<b>River(s):</b>	Name(s):	None	
<b>Water Well(s): How Many?</b> One for garage			
Year Drilled:	Unknown	Depth:	210'
<b>Community Water Available:</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Provider:	Austin County Water Supply for home		
<b>Electric Service Provider (Name):</b>			
San Bernard Electric CoOperative			
<b>Gas Service Provider</b>			
Private			
<b>Septic System(s): How Many:</b> Two			
Year Installed:	One for House; One for garage		
<b>Soil Type:</b>	Sandy Loam		
<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> Cat Spring			
Distance:	1/2 mile		
Driving time from Houston	1 hour		
<b>Items specifically excluded from the sale:</b>			
All or Any of Seller or Lessee personal property located on said 1 Ac tract			
<b>Additional Information:</b>			

**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:	10170 FM 949, Cat Spring TX 78933			Listing	126778 TXLS	
Location of Home:	Cat Spring*FM949 So.*1/2mi to property on right.					
County or Region:	Austin		For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Subdivision:	None		Property Size:	1 Acre		
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	
<b>Listing Price:</b>	<b>\$230,000.00</b>		<b>Home Features</b>			
<b>Terms of Sale</b>			<input checked="" type="checkbox"/>	Ceiling Fans	No. 5	
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Dishwasher		
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/>	Garbage Disposal		
Sell.-Fin. Terms:			<input checked="" type="checkbox"/>	Microwave		
Down Payment:			<input type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	
Note Period:			<input type="checkbox"/>	Refrigerator		
Interest Rate:			Items Specifically Excluded from The Sale: LIST:			
Payment Mode:	<input type="checkbox"/> Mo	<input type="checkbox"/> Qt.	<input type="checkbox"/> S.A.	<input type="checkbox"/> Ann.	All of Sellers or Lessees personal property located on	
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	said 1 Acre Tract			
Number of Years:						
<b>Size and Construction:</b>			<b>Heat and Air:</b>			
Year Home was Built:	1920		<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Lead Based Paint Addendum Required if prior to 1978:			<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
Bedrooms: 3	Baths: 1		<input type="checkbox"/>	Other:		
Size of Home (Approx.)	1,566		<input type="checkbox"/>	Fireplace(s)		
	Total		<input type="checkbox"/>	Wood Stove		
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Roof Type: Composition	Year Installed: 2001		<b>Utilities:</b>			
Exterior Construction: Wood			Electricity Provider: San Bernard Electric			
			Gas Provider: Private			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		Sewer Provider: Septic			
Living Room:			Water Provider: Austin Co Water Supply			
Dining Room:			Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 210'			
Kitchen:			Year Drilled: Unknown			
Family Room:			Average Utility Bill: Monthly Unknown			
Utility:						
Bath:	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	<b>Taxes:</b> 2019 Year			
Bath:	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	School: \$2,316.66			
Bath:	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	County: \$666.00			
Master Bdrm:			Hospital: \$0.00			
Bedroom:			FM Rd: \$135.17			
Bedroom:			SpRd/Brg: \$112.00			
Entry			<b>Taxes:</b> \$3,229.82			
Other:			<b>School District:</b> Sealy ISD			
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:			<b>Additional Information:</b>			
Size: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached						
<b>Porches:</b>						
Sun Porch:						
Front: Size:						
Porch: Size	<input type="checkbox"/> Covered					
Patio: Size: Deck	<input type="checkbox"/> Covered					
Fenced Yard: Yes						
Outside Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No Size:						
Construction:						
TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>						

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### Directions:

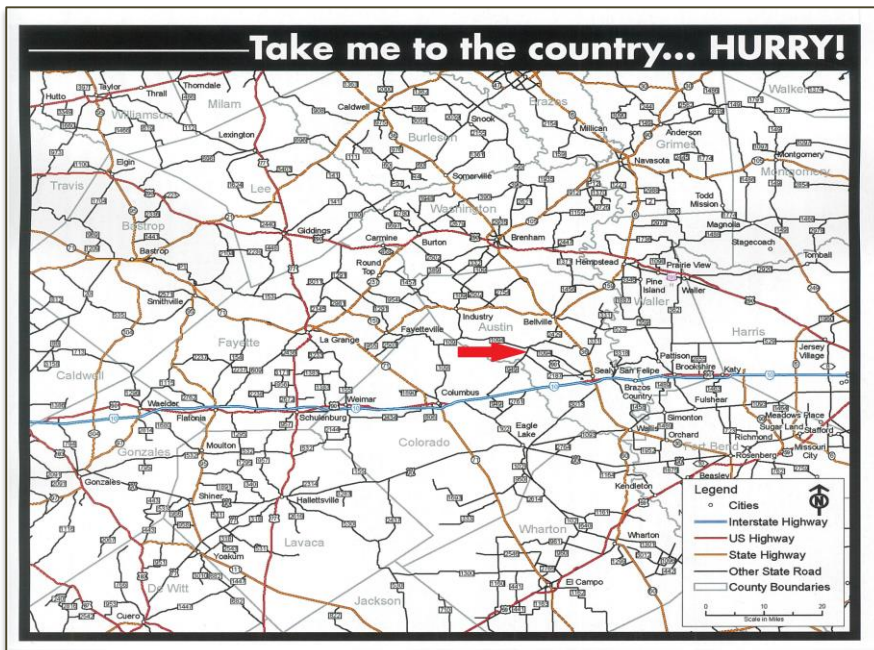
From Cat Spring Crossroads travel  $\frac{1}{2}$   
to property on the right.



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*



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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.

<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

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