



CAT SPRING PRESERVE

Hall Rd, Cat Spring, TX



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- 12 & 18 Acre Tract
- Can be sold as 30 Acres
- Deed Restricted



CAT SPRING PRESERVE

Cat Spring Texas is well known in small circles, and is a true gem within the bounds of an hour drive from downtown Houston. This unique 30-acre tract paralleling Hall road for over 2350 foot of road frontage has a blend of native Post oak, Live Oak and western red cedar trees, amongst other assortment of native grasses intermixed throughout the property. This acreage has a couple different changes in elevations, allowing future owners to position their home site in an extremely private manner, while still enjoying beautiful views. This property does convey as deed restricted, but they are very minimal - to protect the charm of the surrounding area. Where Hall road dead ends into 1094, there is a historic old Dancehall owned by the Cat Spring agricultural society, which hosts fun events throughout the year as well as is open for private rental. One block east of the Hall along 1094 is the historic Crossroads Tavern, the best cold beer in Texas with the nicest people in the world handing them across the bar to you! They also host a legendary fish fry every Friday night.



This property is available in its entirety or subdivided into a 12 acre and 18 acre tract. There is an Austin County Water District water line along Hall road, allowing buyers to delay installing their own water well.

There is nothing on the market in the Cat Spring area with the quality of access and frontage



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:	Hall Road between Schwanbeck and western end of Hall Rd	Listing #:	130406
Address of Property:	Hall Road Cat Spring TX 78933	Road Frontage:	TBD by survey
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Lot Size or Dimensions:	12 +/- Ac - to be surveyed
Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Number of Acres: 12.0000			
Price per Acre (or) \$30,000.00			
Total Listing Price:			
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:			
Property Taxes shown on original 86 acres 2020:			
School:	\$56.08		
County:	\$18.90		
Hospital:			
FM Road:	\$3.47		
Rd/Brg:	\$2.86		
TOTAL:	\$81.31		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
School District:	Sealy ISD		
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:	<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:			
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Easements Affecting Property: Name(s):			
Pipeline:			
Roadway:			
Electric:	Seller will run power under Hall Rd to central Locale		
Telephone:			
Water:	Austin Co Water Supply paralleling Hall Rd		
Other:			
Improvements on Property:			
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Buildings:	None		
Barns:	None		
Others:	N/A		
% Wooded:	Approx 20%		
Type Trees:	mixed oaks, cedars and some pine		
Fencing:	Perimeter	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	Condition:		
	Cross-Fencing:	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	Condition:		
Ponds:	Number of Ponds:	1 Pond on the larger 30 AC	
Sizes:			
Creek(s):	Name(s):	N/A	
River(s):	Name(s):	N/A	
Water Well(s): How Many? None			
Year Drilled:		Depth:	
Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Provider:	ACWS services the area		
Electric Service Provider (Name):			
San Bernard Electric services the area			
Gas Service Provider None			
Septic System(s): How Many? None			
Year Installed:			
Soil Type:	Sandy Loam		
Grass Type(s)	Native Pasture land		
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey			
Nearest Town to Property: Cat Spring			
Distance:	2-3 miles		
Driving time from Houston	1 Hour		
Items specifically excluded from the sale:			
All sellers personal property located on said tract(s)			
Additional Information:			
Part of a 30 acre tract and can be sold as 2 with a minimum acreage size of 11.5.			
Utilities will be available. 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.

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Subdivision:	N/A	Lot Size or Dimensions:	18 +/- Ac - to be surveyed		
Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Acres: 18.0000					
Price per Acre (or) \$30,000.00					
Total Listing Price:					
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.					
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Directions:

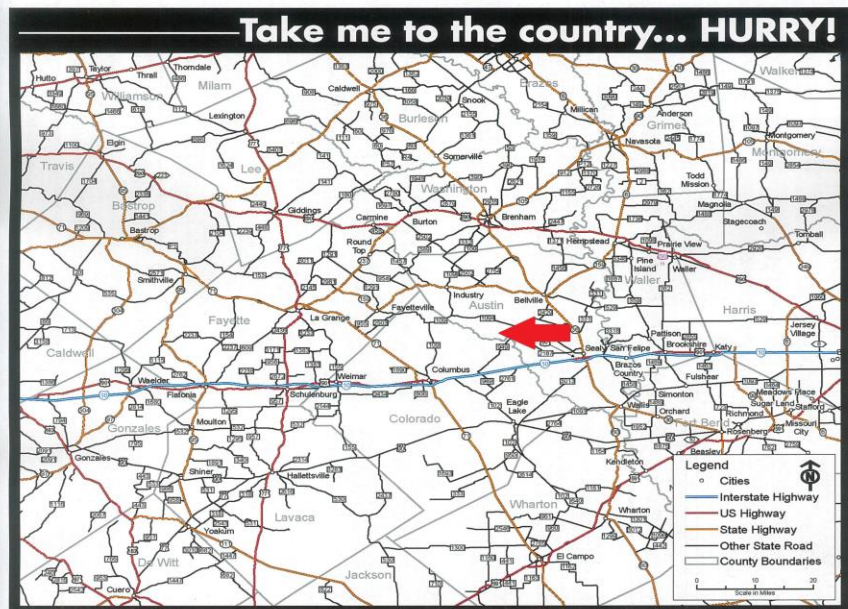
From FM949@FM1094 turn right onto FM 1094 travel 2/10 mile turning right onto Hall Rd. Property is 1.6 miles on the left



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**Bill Johnson & Associates
Real Estate**

Since 1970



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New Ulm, Texas 78950
(979) 992-2636

www.bjre.com



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