



12218 Frantz Road

Cat Spring, Texas 78933



Texas is Our Territory
BILL JOHNSON & ASSOCIATES
REAL ESTATE

- Austin County
- 44.78 Acres
- Wildlife Exemption
- 3/3 Home

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12218 Frantz Road ~ Cat Spring, Texas 77418

Austin County * Cat Spring Community

This 44.78 acres is composed of natural and native pasture as well as woodland with many large Live Oak trees. The property is managed for wildlife and has a wildlife tax exemption. The property features a 2.5 acre stocked pond which many species of ducks visit frequently. Wildlife is abundant throughout the property and is a Bird Watcher's dream!! Minerals are available.



12218 Frantz Road ~ Cat Spring, Texas 77418

The 3-Bedroom/3-Bath, two-story home was built on a choice location near the center of the property with total privacy in mind. The home features a spacious kitchen, and large covered porches on all sides awarding its owner outstanding views of sunrises and sunsets, as well as wonderful sightings of wildlife and the 2.5-acre lake. The main living area features an open concept floorplan with many windows. The first story bedrooms have direct access to individual decks. The primary suite occupies the second story. Can you imagine being nestled in your favorite recliner in front of a warm, gas fireplace watching wildlife meander through the yard!?!

A 30'x 40' enclosed metal shop with a 20'x 30' carport is located very near the home. A small office and metal horse barn round out the improvements.

This property is a rare find!!



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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 *W on New burg Rd *L on Frantz Rd *property w ill be on Left		Listing # 139670
Address of Property:	12218 Frantz Rd - Cat Spring 78933		Road Frontage: 60'
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO For Sale Sign on Property? <input type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None		Lot Size or Dimensions: 44.78 Acres
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Ow ners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Acres:	44.7800		
Price per Acre (or)			
Total Listing Price:	\$1,545,000.00		
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:		
Property Taxes:	Year:	2022	
School:		\$4,012.99	
County:		\$1,727.82	
Hospital:			
FM Road:		\$320.16	
Rd/Brg:		\$332.25	
TOTAL:		\$6,393.22	
Wildlife Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
School District:	Sealy ISD		
Minerals and Royalty:			
Seller believes	50%	*Minerals	
to own:	50%	*Royalty	
Seller w ill	Negotiable	Minerals	
Convey:	Negotiable	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:	San Bernard Electric Coop.		
Telephone:			
Water:			
Other:			
Improvements on Property:			
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Buildings:	Garage/Carport 30'x60'		
Barns:	Metal Horse Barn		
Others:	Office		
% Wooded:	35%+/-		
Type Trees:	Oak, Tallow, Cedar, Pine		
Fencing:	Perimeter	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	Condition:	Partial Fencing	
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	Condition:	Partial Fencing	
Ponds:	Number of Ponds:	One	
	Sizes:	2-Acre	
Creek(s):	Name(s):	Seasonal-Plum Creek	
River(s):	Name(s):		
Water Well(s): How Many?	One		
Year Drilled:	2010	Depth:	196'
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Provider:			
Electric Service Provider (Name):	San Bernard Electric Coop.		
Gas Service Provider	Fayetteville Propane		
Septic System(s): How Many:	One		
Year Installed:	2010		
Soil Type:	Sandy Loam		
Grass Type(s)	Native		
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey		
Nearest Town to Property:			
Distance:	Bellville - 15 Miles		
Driving time from Houston			
Items specifically excluded from the sale:	All of Seller's personal items on said 44.78 acres.		
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:		12218 Frantz Road Cat Spring, TX		Listing # 139670	
Location of Home:		Cat Spring *w est on New burg Rd *left on Frantz Rd *property w ill be on Left - Look for BJRE sign			
County or Region:		Austin		For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		None		Property Size: 44.78 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:		\$1,545,000.00			
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:		2011			
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES			
Bedrooms: 3		Bath: 3			
Size of Home (Approx.)		2,696		Living Area	
				Total	
Foundation:		<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Metal		Year Installed: 2010	
Exterior Construction:		Siding			
Room Measurements:		APPROXIMATE SIZE:			
Living Room:		20x24			
Dining Room:		10x24			
Kitchen:		10x24			
Family Room:					
Utility:		8x12			
Bath:		6x12		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:		9x12		<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:		9x12		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Primary Bdrm:		16x18			
Bedroom:		12x15			
Bedroom:		12x15			
Bedroom:		8x24			
Other:					
Garage: <input checked="" type="checkbox"/>		Carport: <input checked="" type="checkbox"/>		No. of Cars:	
Size:		30x60		<input type="checkbox"/> Attached <input type="checkbox"/> Detached	
Porches:					
Front: Size:		500 sf			
Back: Size:		874 sf			
Deck: Size:		12x12		<input checked="" type="checkbox"/> Covered	
Deck: Size:				<input type="checkbox"/> Covered	
Fenced Yard:					
Outside Storage:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:			
Construction:					
TV Antenna <input type="checkbox"/>		Dish <input checked="" type="checkbox"/>		Cable <input type="checkbox"/>	
Home Features					
<input checked="" type="checkbox"/> Ceiling Fans No.					
<input checked="" type="checkbox"/> Dishwasher					
<input checked="" type="checkbox"/> Garbage Disposal					
<input checked="" type="checkbox"/> Microwave (Built-In)					
<input checked="" type="checkbox"/> Kitchen Range (Built-In) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric					
<input checked="" type="checkbox"/> Refrigerator					
Items Specifically Excluded from The Sale: LIST:					
All of Seller's personal items on said 44.78 Acres.					
Heat and Air:					
<input checked="" type="checkbox"/> Central Heat Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Units:					
<input checked="" type="checkbox"/> Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> # Units:					
<input type="checkbox"/> Other:					
<input checked="" type="checkbox"/> Fireplace(s)					
<input type="checkbox"/> Wood Stove					
<input checked="" type="checkbox"/> Water Heater(s): <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric					
Utilities:					
Electricity Provider: San Bernard Electric					
Gas Provider: Fayetteville					
Sewer Provider: On Site					
Water Provider: Well					
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 196					
Year Drilled: 2010					
Average Utility Bill: Monthly					
Taxes: 2022 Year					
School: \$4,012.99					
County: \$1,727.82					
Hospital:					
FM Road: \$320.16					
Rd/Brg: \$332.25					
Taxes: \$6,393.22					
School District: Sealy ISD					
Additional Information:					
**Murphy bed negotioable for sale					

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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
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)885-8468
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

Bill Johnson & Associates Real, 420 E. Main Belville TX 77418
Kimberly Zapalac

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48068 www.ziplogix.com

Phone: (979)865-5966 Fax:

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