

# 16929 Hinkel Road Cat Spring, Texas

Are you searching for a property that has a paved road and early historic history all around you with great neighbors? Welcome to Cat Spring, Texas hill country, 11.742 beautiful acres ready for your dream home or perfect for a relaxing weekend retreat in quiet nature. This property currently has an Ag-Exemption, and the sandy soil makes it a perfect property for livestock. This paradise has a great elevation slope to support a seasonal branch at the rear level and has good water flow when it rains. Scenically you are surrounded with mature hardwood, pine, and cedar trees. It is a habitat for hunting, livestock, and outdoor living at its finest. Just a beautiful place to live and raise a family found in the Cat Spring community which is in the Bellville School District. Find it is less than an hour from Houston.

# Do not wait – call today!

New Ulm Office: 979-992-2636

Bellville Office: 979-865-5969



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Bill Johnson & Associates Real Estate

Since 1970

NO REPRESENT						JRACY OF THE INFORMATIO OF ANY PROPERTY DESCRIE		VITH RESPECT TO THE
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	<u> </u>				EAGE LIST		1	110100
Location of						pads in Cat Spring		146108
Address of I	Ргорепу:		kel Rd., Cat Sprir			Road Frontage:		kel Rd. & Tranquil Ln
County:		Austin	II Altroot/C	Paved Road:		For Sale Sign on Prope		
Subdivision:			Illen Abstract/S		11	Size or Dimensions:		
Subdivision	Restricted:	YES	<b>▼</b> NO	Mandatory N	/lembership in Pr	roperty Ow ners' Assn.	YES	<b>✓</b> NO
Number of	Acres:	11.7420			<u>Improveme</u>	ents on Property:		
Price per Acre (or)		\$33,000.00			Home:	☐ YES ✓ NO		
Total Listin	na Price:	\$387,420.00			Buildings:	None		
Terms of S		, , , , , , , , , , , , , , , , , , ,			1			
	Cash:	<u> </u>	<b>✓</b> YES	Пио	Barns:	None		
	Seller-Finance	a·	☐ YES	☑ NO		110		
	SellFin. Ter		1.20	11.0	Others:	None		
Down Paym					Ottioio.	140110		
	Note Period				t <del>l                                      </del>			
	Interest Rat				% Wooded:	80%		
	Payment M		Qt. S.A.		Type Trees:			
	Balloon Not				Fencing:	Perimeter	YES	П по
	Dallourinot		umber of Years:		Felicing.	Condition:	L TES	L NO
	-	INU	mber or rears.		<del>( </del>		LI VEC	
		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		2022	<del> </del>	Cross-Fencing:	YES	□ NO
Property Ta	axes:	Year:		2023		Condition:	On 3 sides	<u>;                                    </u>
School:				!	Ponds:	Number of Ponds:	None	
County:				!	Sizes:		<del></del>	
Hospital:					Creek(s):	Name(s):	1 Seasona	<u>lk</u>
FM Road:				!	4			
Rd/Brg:					River(s):	None		
TOTAL:			ar with NO IMPR	OVEMENTS				
	gricultural Exemption: ✓ Yes		Water Well(s): How Many? None					
School Dis	<u>trict:</u>	Bellville			Year Drilled:		Depth:	
Minerals a	nd Royalty:	<u>.                                    </u>				Water Available:		☐ NO
Seller believes	Some			*Minerals	Provider:	: Austin County Water	r Supply acro	oss Hinkel Rd
to own:	Some			*Royalty	Electric Service Provider (Name):			
Seller will			Minerals	Available near property				
Convey:	None			Royalty	Gas Service Provider			
				1 - 3 - 1				
Leases Aff	ecting Prop	ertv:			Septic Syste	em(s): How Many:	None	
Oil and Gas Le			✓ No		Year Installed:			
Lessee's Name:						Sandy Loam		
Lease Expirati					Grass Type(s			
	on bate.					d Zone: See Seller's I	Disclosure c	or to be
Surface Lease	e: 🔽 Yes	T	□No		11000 11000	20110. 000 00		rmined by survey
Lessee's Nam		Friend/Cat			Nearest To	wn to Property:	Bellville, N	
Lease Expirati			perty is sold		1	Within 10 Miles	Delivino, 14	ew oiiii
Oil or Gas		Wilen prop	Yes	<b>✓</b> No	Driving time from		60 Minutes	
				140				3
	S Affecting F	roperty.	Name(s):			Corporal Proporty	the sale:	
Pipeline:	None			!	All Sellers F	Personal Property		
	None							
	Available				<b>+</b>	Information:		
	ephone: Available			This property has been divided from Austin County CAD				
	ACWS Ava	lable Acros	ss Hinkel Rd.	!	ID# 59409 in	March 2024.		
Other:					<u>ıl</u>			
BILL.	JOHNSON	AND ASS	OCIATES R	EAL ESTA	TE COMPA	MY WILL CO-BR	OKER IF	BUYER IS
	ACCC	MPANIE	BY HIS OR	HER AGE	NT AT ALL	PROPERTY SH	OWINGS.	

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



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# 16929 Hinkel Road / Cat Spring















## **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;
  - o 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/	License No.	Email	Phone	
Associate				
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/To	enant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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