Texas Listing Service

The Realtor's[™] Choice for Country Real Estate

Kleihege Road - Columbus 78934, Colorado County-



Trace & Out Truckey Bill Johnson & Associates Real Estate Sam 1970

Bill Johnson & Associates Real Estate Office Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636

This unimproved 6.085 acre tract is long and narrow with frontage on Cummins Creek. It has been left in it's natural state and boasts an abundance of wildlife. The property is mostly wooded. A very small section at the back of the property on the creek lies in the floodplain.

With the adjoining 40.571 acres that is currently available this would be a 47 +/- acre unique retreat in the woods of Colorado County.

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

List Price:	\$91,275					
ID No.:	97561					
Listing Type:	For Sale					
Use:	Farm & Ranch					
Building:	Land Only					
Acreage:	6.09 Acres					
Frontage:	Gravel Road, County Road					
Other Features:	Water Front, Partially Wooded					
Directions: From the intersection of FM 109 and McElroy Lane in Frelsburg continue on FM 1291 towards						
Fayetteville. Turn left onto Ehlinger Road traveling 2 miles to Kleihege Road on the right. Property is on the						

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						ACH	<u>EAGE LISTI</u>	<u>NG</u>				
Location of Property: Kleihege Road								Listing #:	97	561		
	ddress of Property: 6.085+/-ac A-14 J Cummins - No 911 Address			Address):		Approx 140				
County:		Colorad	0		Pav	ed Road:	YES 🕢 N	OFor Sale Sig	on Prope	rty? 🔽	YES	
Subdivision:		N/A					Lot	t Size or Di	mensions	: 6.085 Acr	es	
Subdivision Rest	ricted:	YES	1	NO		Mandatory	/ Membership in P	roperty Owne	ərs' Assn.	YES	2	NO
Number of Acres: 6.085+/- ac.					Improvements on Property:							
Price per Acre	<u>(or)</u>	\$15,000	.00				Home: TYES INO See HOME listing if Yes					
Total Listing Pri	Total Listing Price: \$91,275.00						Buildings:					
Terms of Sale:					-							
Cash	n:			YES		NO	Barns:					
Seller	-Finance:		Г	YES	-	NO				_		
Sell	Fin. Tern	ns:	_	-			Others:					
Dow	n Paym	ent:										
Note	Period:	•			_							
Inter	est Rate) :					% Wooded: 6	60-70%				
Раул	nent Mo	de: 🔲	Mo.]Qt. [Anr	п.	Type Trees:	Oaks, Pe	can and Y	aupon 🗌		
Ballo	on Note	e: 🗌	YES		10		Fencing:	Perimeter	r	YES	-	NO
			Numb	per of Years	s:			Condition	1:			
								Cross-Fe	ncing:	VES		NO
Property Taxes:		Year:				2015		Condition			_	
School:						\$6.78	Ponds:	Number of	of Ponds:	None		
County:						\$2.08	Sizes:		_			
FM/Rd/Br.:							Creek(s):	Cummins	Creek			
GWCD						\$0.07						
Hospital							River(s):	Name(s):				
TOTAL:						\$9.65						
Agricultural Exem	ption:	י 🗆		🗹 No			Water Well(s): How M	<u>any?</u>	None		
School District:		Columbu	JS		_ ।	.S.D.	Year Drilled:			Dept	h	
Minerals and Ro	-						<u>Community </u>		ilable:	YES		I NO
Seller believes Unkn					_	nerals	Provider:					
to own: Unkr						yalty	Electric Serv	<u>rice Provic</u>	<u>der (Name</u>	<u>e):</u>		
	otiable				_	erals	San Bernard					
Convey: Nego	otiable	<u> </u>			_Roy	/alty	Gas Service	<u>Provider</u>			No	ne
	_											
Leases Affecting				_			Septic Syste	m(s): Hov	<u>v Many:</u>	None		
Oil and Gas Lease:		Yes		No								
Lessee's Name:							<u>Soil Type:</u>	Sand/Clay	y/Gravel			
Lease Expiration Date);			-			Grass Type(s):					
.				_			Flood Hazard	Zone: See	Seller's Di			
Surface Lease:		Yes		No								<u>ned by survey</u>
Lessee's Name:							Nearest Tow		erty:	Columbus		
Lease Expiration Date							Distance:	· · · · · · · · · · · · · · · · · · ·		4 = 1		
Oil or Gas Locat				Yes		No	Driving time from			1.5 hour		
Easements Affect	<u>cung Pr</u>	operty:	ina	me(s):			Items specific		_		-	of Sellers
Pipeline: Roadway:							personal prop	perty locate	u on said	6.085 acre	S	
	Bornard	Electric	<u></u>	o rotivo				£				
Telephone: San	Demaid		Coop	erauve			Additional In			far eale and	11 6	
Water:							Adjoining 40+		currently	ior sale, ca	II TOF I	more
Other:							miorination.					
	NHNEC		Acci			EQTA						
							ITE COMPAN				JTE	115





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Information About Brokerage Services

Texas law requires all real estate license holders 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 buver) 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; Ċ,
- 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 0 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.

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Sales Agent/Associate's Name	License No.	Email	Phone				
_	Buyer/Tenant/Seller/Landlord Init	tials Date					
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TAR 2501			IABS 1-0				
Bill Johnson, P. O. Box 294 Bellville, TX 77418 William Johnson	Produced with sinForm® by sint only 19070 Eithor	Phone 979 865 5466	Fax 979 865 5500 [AB5 Forms (New)				