

Texas Listing Service

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Farm To Market 2187 - Cat Spring 78933, Austin County



FOR SALE

BILL JOHNSON
AND ASSOCIATES
REAL ESTATE

(979) (281)
865-5466 463-3791
BELLVILLE HOUSTON

BILL JOHNSON AND ASSOC.
REAL ESTATE CO.

Office Phone: Bellville (979)
865-5466 New Ulm (979) 992-
2636

PRICE REDUCTION!! This 65.06 acres of land is located in the charming and pastoral community of Cat Spring. With its ample wildlife that include ducks, deer and doves, one could easily get use to this tranquil setting. The property features gentle rolling terrain with mature trees, a One acre pond, sizeable iron ore deposits and a water well. Along with approximately 600 Feet of paved road frontage on FM 2187 and a beautifully secluded home site, this tract of land is special indeed. Call to schedule a showing today.

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

List Price: \$845,728
ID No.: 82981
Listing Type: For Sale
Use: Farm & Ranch
Building: Land Only
Acreage: 65.06 Acres
Frontage: Paved Road, Farm to Market Road
Land Use: Agricultural Lease, Mineral Lease
Other Features: Pens, Pond, Partially Wooded, Sandy Soil
Directions: Travel Hwy 36 south (Front St) for 1.8 miles. Right onto FM 2429 traveling 3.6 miles to T intersection@FM 949. Right turn on FM 949 for 5.1 miles, through Cat Spring, left onto FM 2187. Property on

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

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LOT OR ACREAGE LISTING

Location of Property: FM 2187 approx. 1.5 miles southeast of FM 1094 Listing #: 82981
 Address of Property: FM 2187 Cat Spring TX 78933 Approx. Amount of Road Frontage: 614 feet
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 65.056 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 65.0560**Price per Acre (or)** \$13,000.00 per acre**Total Listing Price:** \$845,728.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms:
 Down Payment:
 Note Period:
 Interest Rate:
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years:

Property Taxes:

	2014
School:	\$ 54.41
County:	\$ 16.33
Hospital:	\$ -
FM Road:	\$ 3.31
SpRd/Brg:	\$ 2.74
TOTAL:	\$ 76.79

Agricultural Exemption: ☒ Yes ☐ No**School District:** Sealy I.S.D.**Minerals and Royalty:**

Seller believes 50% *Minerals
 to own: 50% *Royalty
 Seller will Negotiable Minerals
 Convey: Negotiable Royalty

Leases Affecting Property:Oil and Gas Lease: ☒ Yes ☐ No

Lessee's Name: Calloway Engineering, LLC

Lease Expiration Date: 4/3/2015

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Glenn Weishuhn

Lease Expiration Date: April 1, 2016 (year to year lease)

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: None

Roadway: None

Electric: San Bernard Electric Cooperative

Telephone: None

Water: Austin County Water Supply

Other: None

Improvements on Property:Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings:

Barns:

Others: Old working pens

Approx. % Wooded: 50%

Type Trees: Post Oak, Yaupon

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good/Poor

Cross-Fencing: ☐ YES ☒ NO

Condition: N/A

Ponds: Number of Ponds: 1

Sizes: One Acre

Creek(s): Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** 1

Year Drilled: Unknown

Depth: Approx. 150 Ft

Community Water Available: ☒ YES ☐ NO

Provider: Austin County Water Supply

Electric Service Provider (Name):

San Bernard Electric Cooperative

Gas Service Provider

None

Septic System(s): How Many: None

Year Installed: N/A

Soil Type: Sandy Loam/Iron Ore**Grass Type(s):** Bahia**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey**Nearest Town to Property:** Cat Spring

Distance: 2 miles

Approximate driving time from Houston: 1 Hour

Items specifically excluded from the sale: All Seller's or Lessee's personal property located on said 65.056 acres;

Deer Stand; Deer Feeder

Additional Information:

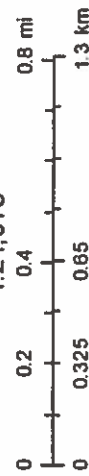
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



This is an aerial map of a residential area, likely from a public land records website. The map shows numerous property parcels outlined in red. Each parcel is labeled with a unique identifier, typically starting with 'R0000'. A specific parcel, located in the center-left of the map, is highlighted with a red outline and a red arrow pointing to it. This parcel is labeled 'Subject' in red text. The surrounding area includes various other parcels, some of which are labeled with numbers like R000016033, R000016003, R000016005, R000016007, R000016009, R000016011, R000016013, R000016015, R000016017, R000016019, R000016021, R000016023, R000016025, R000016027, R000016029, R000016031, R000016033, R000016035, R000016037, R000016039, R000016041, R000016043, R000016045, R000016047, R000016049, R000016051, R000016053, R000016055, R000016057, R000016059, R000016061, R000016063, R000016065, R000016067, R000016069, R000016071, R000016073, R000016075, R000016077, R000016079, R000016081, R000016083, R000016085, R000016087, R000016089, R000016091, R000016093, R000016095, R000016097, R000016099, R000016101, R000016103, R000016105, R000016107, R000016109, R000016111, R000016113, R000016115, R000016117, R000016119, R000016121, R000016123, R000016125, R000016127, R000016129, R000016131, R000016133, R000016135, R000016137, R000016139, R000016141, R000016143, R000016145, R000016147, R000016149, R000016151, R000016153, R000016155, R000016157, R000016159, R000016161, R000016163, R000016165, R000016167, R000016169, R000016171, R000016173, R000016175, R000016177, R000016179, R000016181, R000016183, R000016185, R000016187, R000016189, R000016191, R000016193, R000016195, R000016197, R000016199, R000016201, R000016203, R000016205, R000016207, R000016209, R000016211, R000016213, R000016215, R000016217, R000016219, R000016221, R000016223, R000016225, R000016227, R000016229, R000016231, R000016233, R000016235, R000016237, R000016239, R000016241, R000016243, R000016245, R000016247, R000016249, R000016251, R000016253, R000016255, R000016257, R000016259, R000016261, R000016263, R000016265, R000016267, R000016269, R000016271, R000016273, R000016275, R000016277, R000016279, R000016281, R000016283, R000016285, R000016287, R000016289, R000016291, R000016293, R000016295, R000016297, R000016299, R000016301, R000016303, R000016305, R000016307, R000016309, R000016311, R000016313, R000016315, R000016317, R000016319, R000016321, R000016323, R000016325, R000016327, R000016329, R000016331, R000016333, R000016335, R000016337, R000016339, R000016341, R000016343, R000016345, R000016347, R000016349, R000016351, R000016353, R000016355, R000016357, R000016359, R000016361, R000016363, R000016365, R000016367, R000016369, R000016371, R000016373, R000016375, R000016377, R000016379, R000016381, R000016383, R000016385, R000016387, R000016389, R000016391, R000016393, R000016395, R000016397, R000016399, R000016401, R000016403, R000016405, R000016407, R000016409, R000016411, R000016413, R000016415, R000016417, R000016419, R000016421, R000016423, R000016425, R000016427, R000016429, R000016431, R000016433, R000016435, R000016437, R000016439, R000016441, R000016443, R000016445, R000016447, R000016449, R000016451, R000016453, R000016455, R000016457, R000016459, R000016461, R000016463, R000016465, R000016467, R000016469, R000016471, R000016473, R000016475, R000016477, R000016479, R000016481, R000016483, R000016485, R000016487, R000016489, R000016491, R000016493, R000016495, R000016497, R000016499, R000016501, R000016503, R000016505, R000016507, R000016509, R000016511, R000016513, R000016515, R000016517, R000016519, R000016521, R000016523, R000016525, R000016527, R000016529, R000016531, R000016533, R000016535, R000016537, R000016539, R000016541, R000016543, R000016545, R000016547, R000016549, R000016551, R000016553, R000016555, R000016557, R000016559, R000016561, R000016563, R000016565, R000016567, R000016569, R000016571, R000016573, R000016575, R000016577, R000016579, R000016581, R000016583, R000016585, R000016587, R000016589, R000016591, R000016593, R000016595, R000016597, R000016599, R000016601, R000016603, R000016605, R000016607, R000016609, R000016611, R000016613, R000016615, R000016617, R000016619, R000016621, R000016623, R000016625, R000016627, R000016629, R000016631, R000016633, R000016635, R000016637, R000016639, R000016641, R000016643, R000016645, R000016647, R000016649, R000016651, R000016653, R000016655, R000016657, R000016659, R000016661, R000016663, R000016665, R000016667, R000016669, R000016671, R000016673, R000016675, R000016677, R000016679, R000016681, R000016683, R000016685, R000016687, R000016689, R000016691, R000016693, R000016695, R000016697, R000016699, R000016701, R000016703, R000016705, R000016707, R000016709, R000016711, R000016713, R000016715, R000016717, R000016719, R00

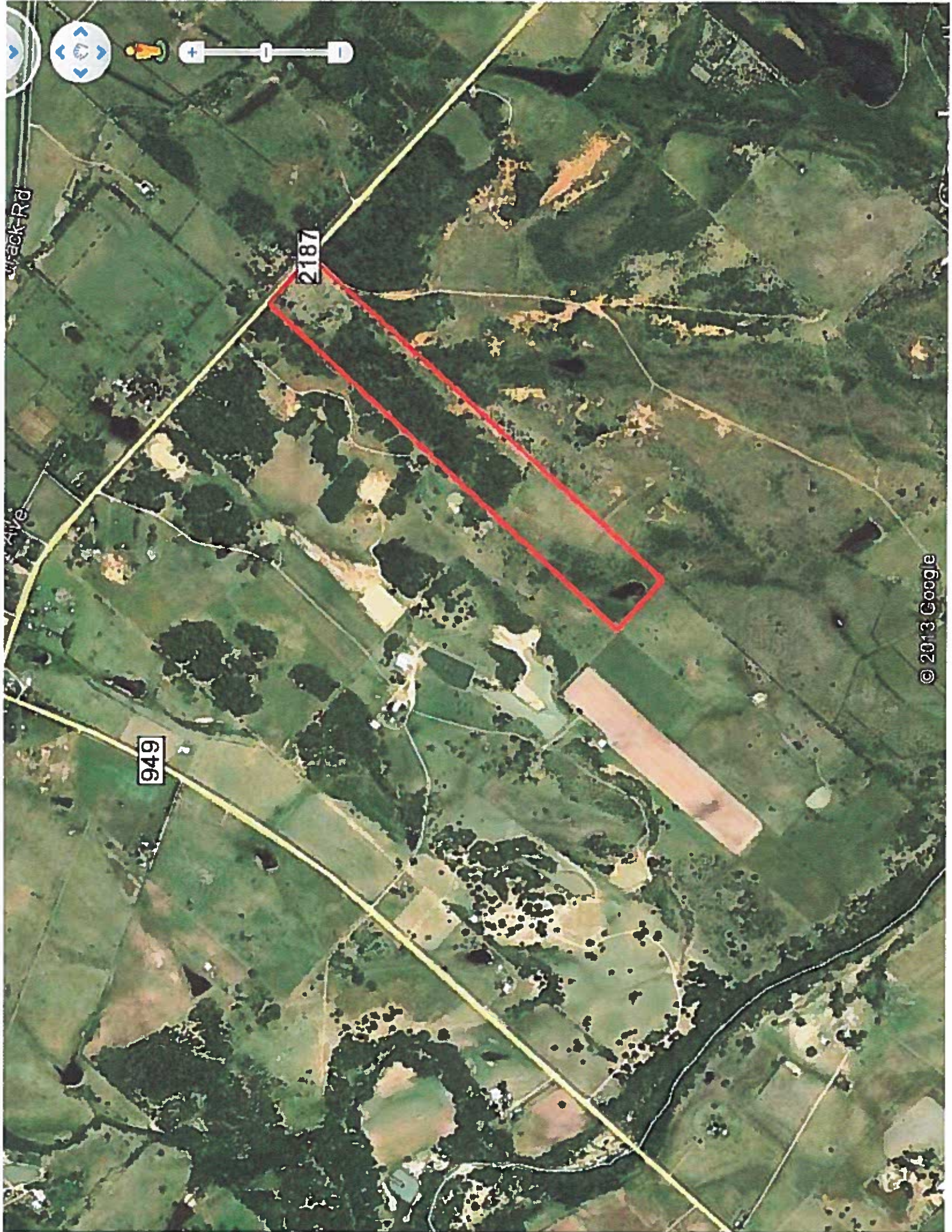
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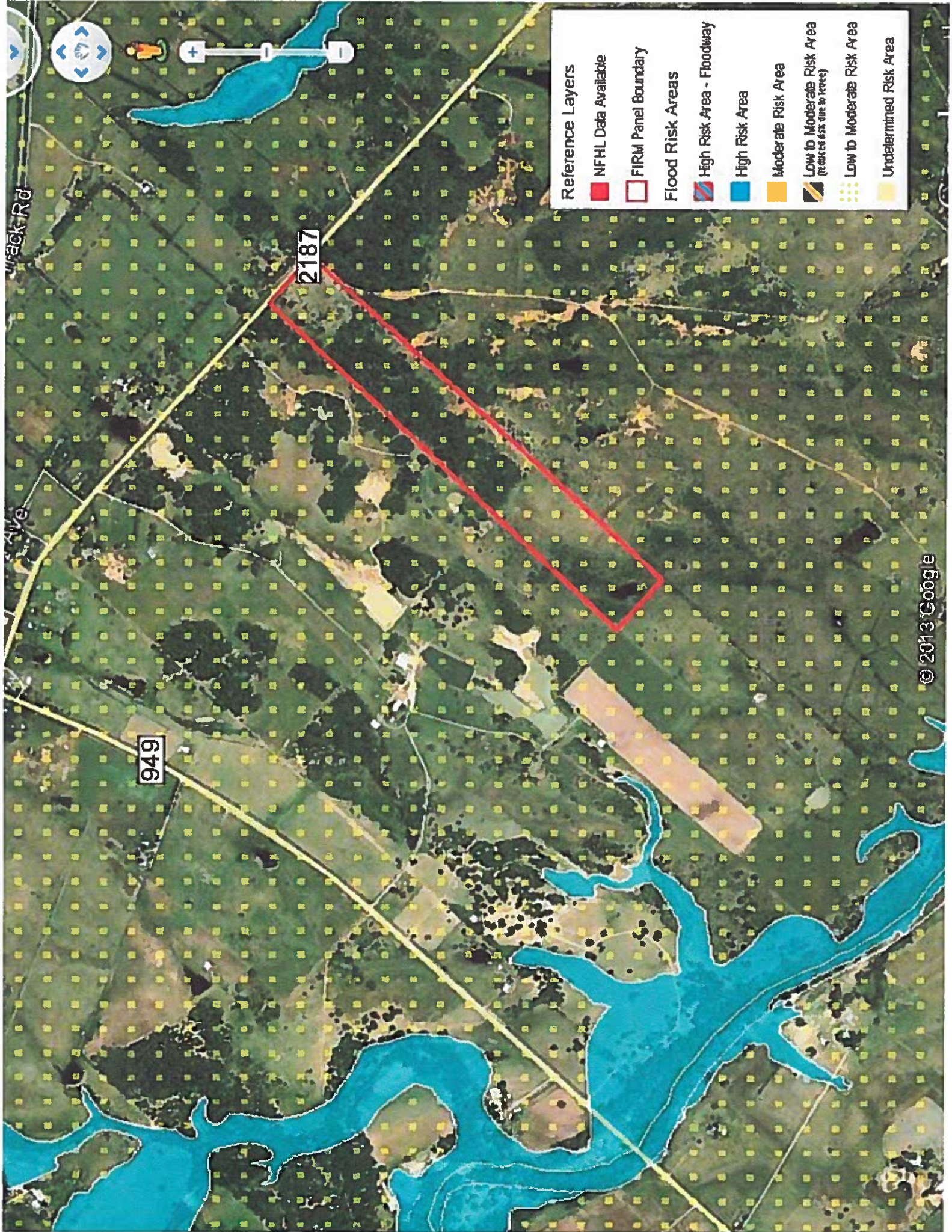


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Reference Layers

NFHL Data Available

FIRM Panel Boundary

Flood Risk Areas

High Risk Area - Floodway

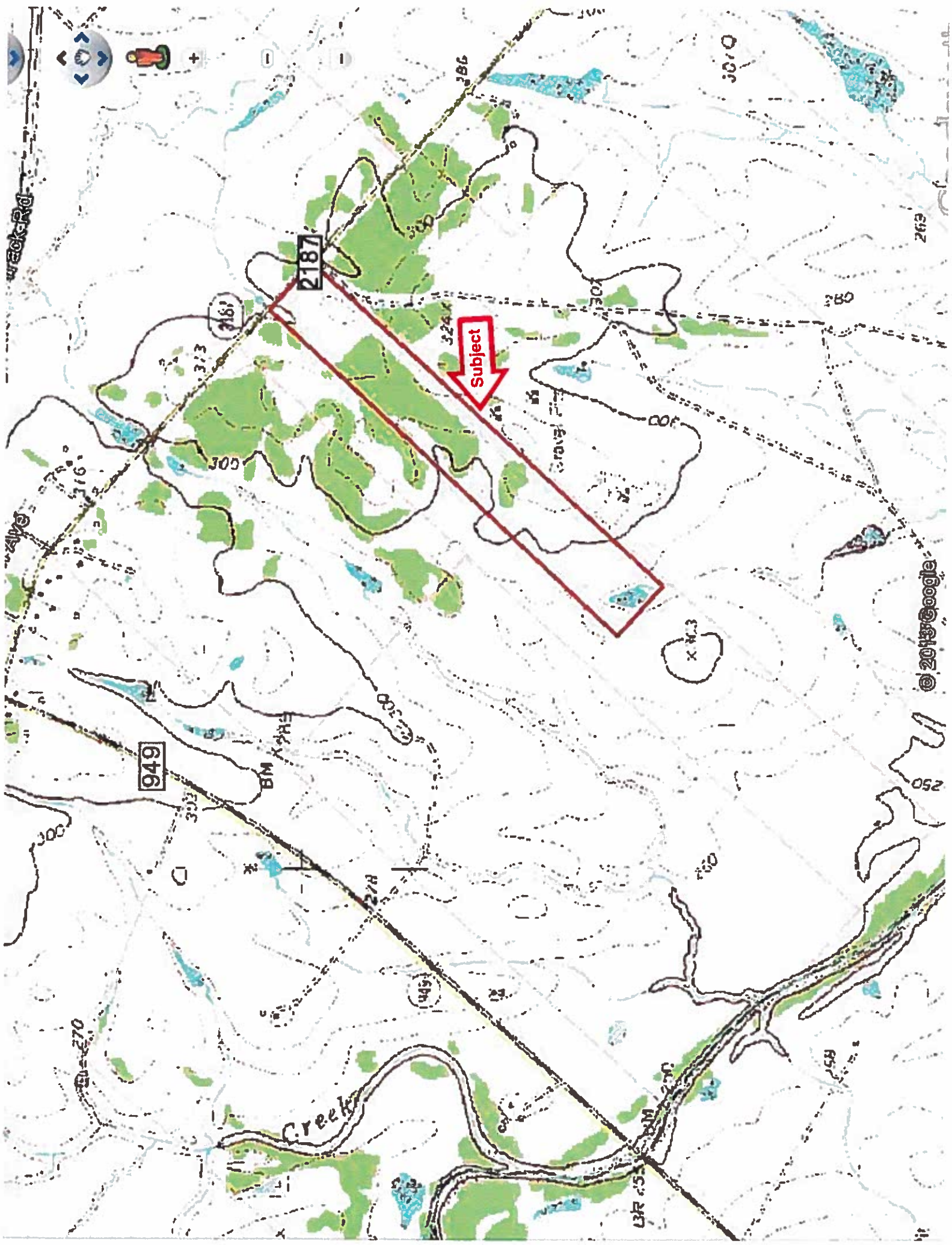
High Risk Area

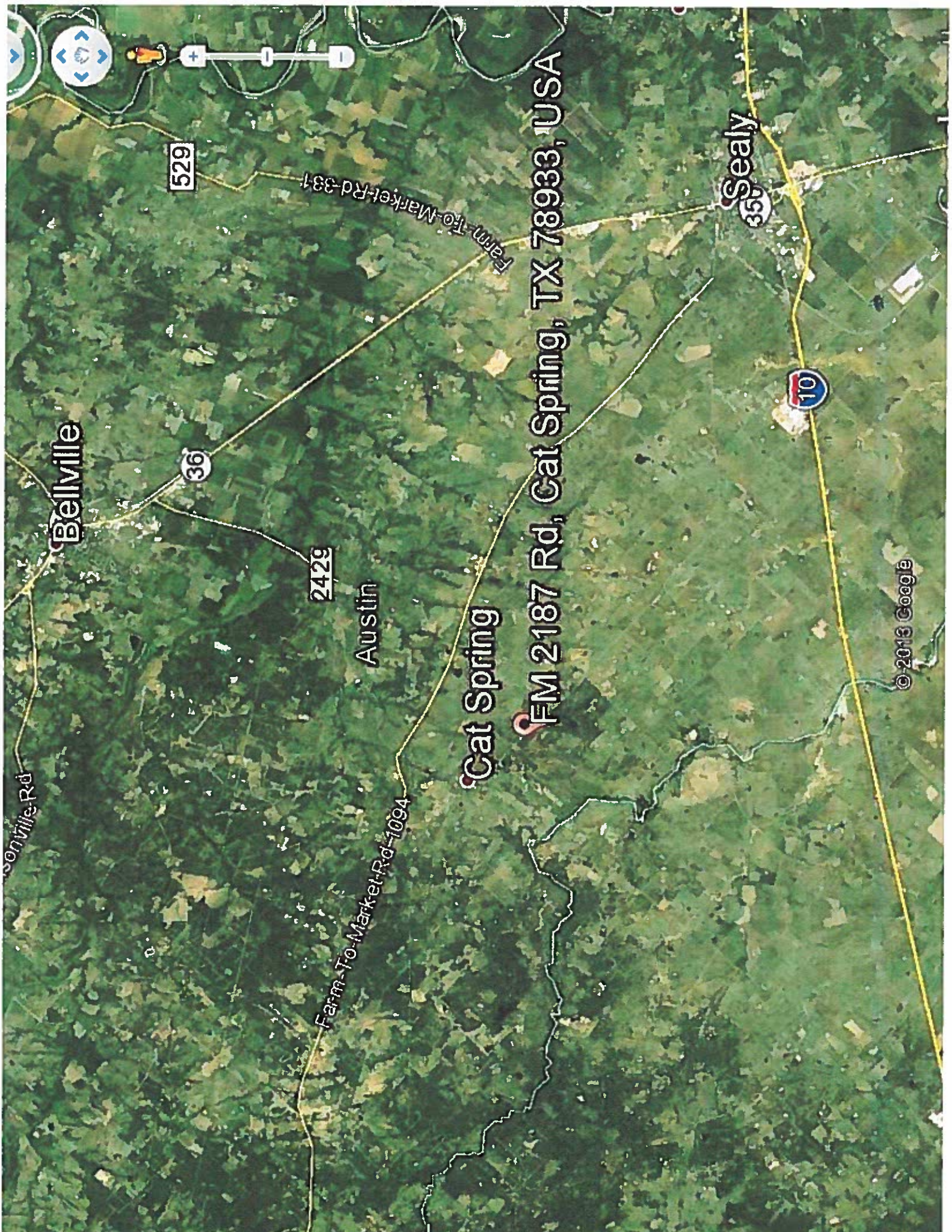
Moderate Risk Area

Low to Moderate Risk Area
(reduced risk due to levee)

Low to Moderate Risk Area

Undetermined Risk Area





Bellville

529

36

2429

Austin

Cat Spring

FM 2187 Rd, Cat Spring, TX 78933, USA

Sealy

10

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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 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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LABS Forms (New)

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