

# Windy Hill Farm



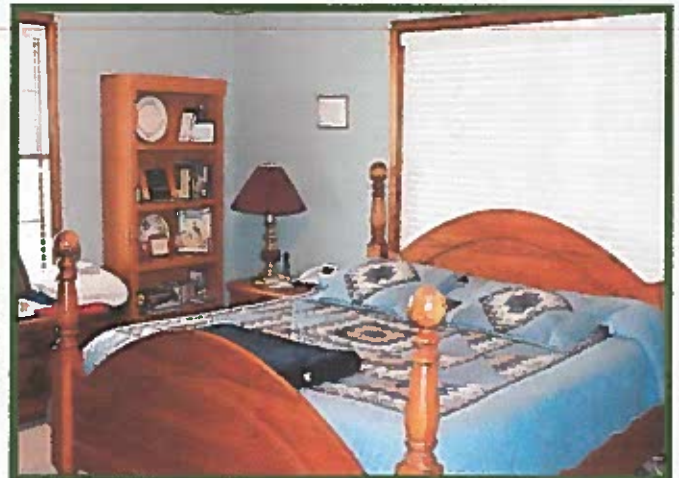
This approximately 65 acre tract of land is located in Austin County, northeast of Bellville, Texas. Improvements on the property include a 2,900 square foot main home, a 5,900 square foot office building, a 16' x 76' mobile home, and a 48' x 20' shop. In addition, there is a 40' x 60' tin barn with a set of working pens. The main home sits atop a sandy loam hill with panoramic views of the beautiful countryside and overlooking the property's large stock pond.





# Windy Hill Farm

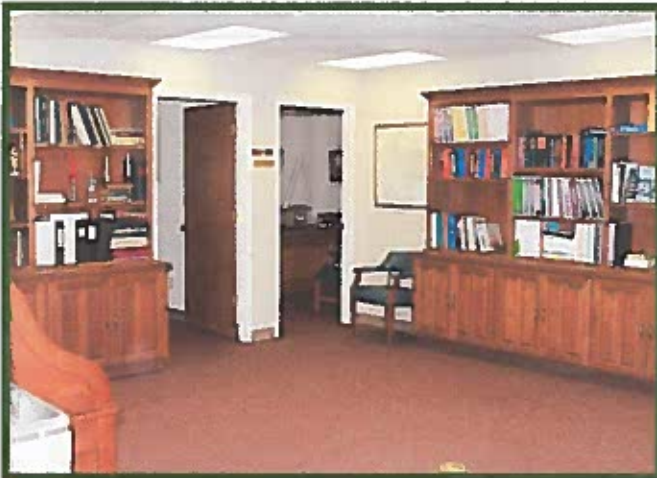
## The Main Home





# Windy Hill Farm

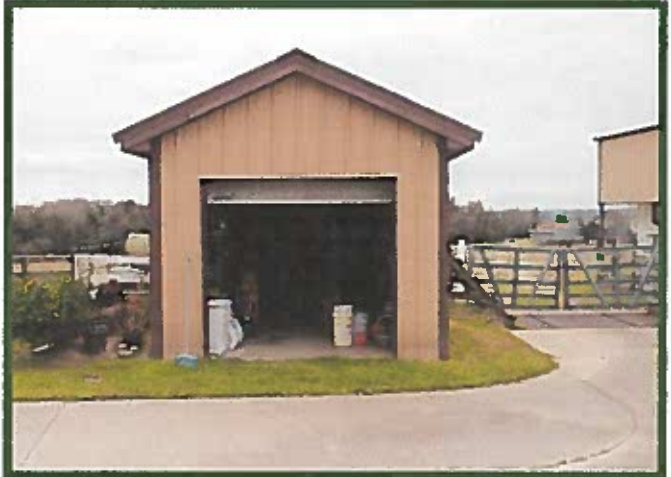
## The Office





# Windy Hill Farm

## The Property



**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: Fr Courthouse travel 5.5 mi. north on FM 1456 Rt on Windy Hill Ln Listing #: 89304  
 Address of Property: 6084 Windy Hill Lane, Bellville TX 77418 Road Frontage 2520 Feet  
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: None Lot Size or Dimensions: App. 65 acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** App. 65**Price per Acre (or)****Total Listing Price:** \$1,095,000.00**Terms of Sale:**

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

**Property Taxes:**

Year: 2014

School: \$ 4,738.42  
 County: \$ 1,743.04  
 Hospital: \$ 270.54  
 FM Road: \$ 353.03  
 SpRd/Brg: 292.66  
 TOTAL: \$ 7,397.69

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

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

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

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Ryan Krueger

Lease Expiration Date:

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

Pipeline: N/A

Roadway: N/A

Electric: San Bernard Electric

Telephone: ATT

Water: A.C.W.C.

Other:

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

Buildings: 5,900 Sq Ft Office

1,200 Sq Ft Mobile Home

Barns: 48 x 20 shop

40 x 60 tin barn

Others: working pens

% Wooded: 35%

Type Trees: Various

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☒ NO

Condition:

**Ponds:** Number of Ponds: 1

Sizes: App. 3 acres

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

Year Drilled: 1970

Depth: 155'

**Community Water Available:** ☒ YES ☐ NO

Provider: A.C.W.S.C.

**Electric Service Provider (Name):**

San Bernard Electric Co-op

**Gas Service Provider (Name):**

None

**Septic System(s): How Many:** 3

Year Installed: 1979

**Soil Type:** Sandy Loam**Grass Type(s):** Coastal & Native**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey**Nearest Town to Property:** Bellville

Distance: 5.5 miles from courthouse

Driving time from Houston App. 50 miles

**Items specifically excluded from the sale:**

Personal property

**Additional Information:**

Acreage is under pasture lease by Ryan Krueger

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**Main House**

Address of Home:	6084 Windy Hill Lane, Bellville TX 77418		Listing #: 89304
Location of Home:	From Courthouse travel 5.5 mi. north on FM 1456, turn right onto Windy Hill Lane		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Property Size:	App. 65.0 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
<b>Listing Price:</b>	<b>\$1,095,000.00</b>		
<b>Terms of Sale:</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Sell.-Fin. Terms:</b>			
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:			
<b>Size and Construction:</b>			
Year Home was Built:	1979		
Lead Based Paint Addendum Required if prior to 1978	<input type="checkbox"/> YES		
Bedrooms:	4	Baths:	2
Size of Home (Approx.)	Living Area 2,900 sq.ft. Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Comp.	Year Installed:	2002
Exterior Construction	1 inch thick cypress siding		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Kitchen	16'5" x 11'0"		
Den/Dine Rm	41'5" x 19'5"		
Hallway	31'6" x 3'5"		
Hobby Room	50' x 7'		
Utility Room:	9'6" x 7'6"		
Pantry	8' x 4' <input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Bath:	10' x 7' <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		
Bath: Master	12'6" x 8'6" <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		
Master Bed:	15'6" x 12'6"		
Bedroom:	13' x 13'		
Bedroom:	13' x 13'		
Bedrm/Office:	13' x 13'		
Entryway:	8'6" x 8'		
Garage:	<input type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: 3		
Size:	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		
<b>Porches:</b>	Front, Back, Side		
Front: Size:	66' x 8'		
Back: Size:	66' x 8'		
Side: Size:	66' x 8' <input type="checkbox"/> Covered		
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:	Yes Type of Fencing: Plank		
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: Shop: 48' x 20'		
Construction:	Metallic		
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>		
<b>Home Features:</b>			
<input checked="" type="checkbox"/> Ceiling Fans	No.	10	
<input checked="" type="checkbox"/> Dishwasher			
<input checked="" type="checkbox"/> Garbage Disposal			
<input type="checkbox"/> Microwave (Built-In)			
<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
<input checked="" type="checkbox"/> Trash Compactor			
Items Specifically Excluded from The Sale: LIST:			
All personal property			
<b>Heat and Air:</b>			
<input checked="" type="checkbox"/> Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>		
<input type="checkbox"/> Other:			
<input type="checkbox"/> Fireplace(s)			
<input type="checkbox"/> Wood Stove			
<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
<b>Utilities:</b>			
Electricity Provider:	San Bernard Electric Co-op		
Gas Provider:	N/A		
Sewer Provider:	Septic		
Water Provider:	Austin Cnty. Water Supply Corp.		
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	155
Year Drilled:	1970		
Average Utility Bill:	Monthly:		
<b>Taxes:</b>	2014 Year		
School:	\$4,738.42		
County:	\$1,743.04		
Hospital:	\$270.54		
FM Road:	\$353.03		
SpRd/Brg:	\$292.66		
Taxes:	\$7,397.69		
School District:	Bellville ISD		
<b>Additional Information:</b>			
Metallic Shop has 10'9" ceiling and a 48' x 10'6" covered porch. It is also partially walled out with 3/4 inch plywood.			

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**Office**

Address of Office:	6100 Windy Hill Lane, Bellville TX 77418		Listing #: 89304
Location of Office:	Fr Courthouse travel 5.5 mi north on FM 1456; Rt on Windy Hill Lane		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Property Size:	65 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
<b>Listing Price:</b>	<b>\$1,095,000.00</b>		
<b>Terms of Sale:</b>			
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:			
<b>Size and Construction:</b>			
Year Office was Built:	1979		
Lead Based Paint Addendum Required if prior to 1978	<input type="checkbox"/> YES		
Offices:	10	Baths:	3
Size of Office (Approx.)	Living Area App. 5,900 Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Metallic		
Exterior Construction	Metallic		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
6 Offices	14' x 13'		
3 Office	12' x 12'		
1 Office	13' x 12'		
Workroom:	20' x 15'		
Reception Rm:	12'6" x 15'6"		
Bath: Men's	8'6" x 6'	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
Bath: Women's	8'6" x 8'	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
Bath: Breakrm	8'6" x 4'	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Breakroom:	20' x 12'		
Waiting Room:	18'6" x 11'6"		
Conf. Room:	29' x 21'6"		
Library:	21'6" x 18'		
Hallway 1	48' x 4'6"		
Garage:	<input type="checkbox"/> Carport: <input checked="" type="checkbox"/>	No. of Cars:	5
Size:	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		
Hallway 2	15' x 3'6"		
Hallway 3	59' x 5'		
Fileroom 1	15'6" x 10'		
Fileroom 2	12' x 9' <input type="checkbox"/> Covered		
Fileroom 3	9' x 8'6" <input type="checkbox"/> Covered		
Fenced Yard:	Type of Fencing:		
Outside Storage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size:		
Construction:			
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>		

**Home Features:**

- ☐ Ceiling Fans No. \_\_\_\_\_  
☐ Dishwasher \_\_\_\_\_  
☐ Garbage Disposal \_\_\_\_\_  
☐ Microwave (Built-In) \_\_\_\_\_  
☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric  
☐ Other \_\_\_\_\_

**Items Specifically Excluded from The Sale: LIST:**

Office Safe &amp; Personal Property

**Heat and Air:**

- ☒ Central Heat Gas ☐ Electric ☒  
☒ Central Air Gas ☐ Electric ☒  
☐ Other: \_\_\_\_\_  
☐ Fireplace(s) \_\_\_\_\_  
☐ Wood Stove \_\_\_\_\_  
☒ Water Heater(s): ☐ Gas ☒ Electric

**Utilities:**

Electricity Provider: San Bernard Electric Co-op

Gas Provider: \_\_\_\_\_

Sewer Provider: Septic

Water Provider: A.C.W.S.C.

Water Well: ☒ YES ☐ NO Depth: 155

Year Drilled: 1979

Average Utility Bill: Monthly: \_\_\_\_\_

**Taxes:** 2014 Year

School: \$4,738.42

County: \$1,743.04

Hospital: \$270.54

FM Road: \$353.03

SpRd/Brg: \$292.66

**Taxes:** \$7,397.69

School District: Bellville I.S.D.

**Additional Information:**

Additional ample concrete parking in front of office.

Storage in attic above fileroom.

Office is cooled and heated by 4 A/C and heatpump units.

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**GUEST HOME LISTING**

Address of Home:	6080 Windy Hill Lane, Bellville TX 77418		Listing # 89304
Location of Home:	Fr Courthouse travel 5.5 mi. north on FM 1456 turning right on Windy Hill Lane		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Property Size:	Approx. 65 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
<b>Listing Price:</b>	<b>\$1,095,000.00</b>		
<b>Terms of Sale</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Sell.-Fin. Terms:</b>			
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:			
<b>Size and Construction:</b>			
Year Home was Built:	1998 Mobile Home		
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES		
Bedrooms: 3	Bath: 2		
Size of Home (Approx.)	76' x 16'	Living Area	
		App. 1,200	Total
Foundation: <input type="checkbox"/> Slab	<input type="checkbox"/> Pier/Beard <input type="checkbox"/> Other		
Roof Type:	Year Installed:		
Exterior Construction:			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Living Room:			
Dining Room:			
Kitchen:			
Family Room:			
Utility:			
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Master Bdrm:			
Bedroom:			
Bedroom:			
Bedroom:			
Other:			
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:			
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached		
<b>Porches:</b>			
Front: Size:			
Back: Size:			
Deck: Size: 20' x 12'	<input checked="" type="checkbox"/> Covered		
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:			
Outside Storage: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size:			
Construction:			
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

**Home Features**

- ☐ Ceiling Fans No. \_\_\_\_\_
- ☐ Dishwasher
- ☐ Garbage Disposal
- ☐ Microwave (Built-In)
- ☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric
- ☐ Refrigerator

**Items Specifically Excluded from The Sale: LIST:**

All of Sellers or Lessee's Personal Property

**Heat and Air:**

- ☒ Central Heat Gas ☐ Electric ☒
- ☒ Central Air Gas ☐ Electric ☒
- ☐ Other: \_\_\_\_\_
- ☐ Fireplace(s)
- ☐ Wood Stove
- ☐ Water Heater(s): ☐ Gas ☒ Electric

**Utilities:**

Electricity Provider: San Bernard Electric Co-op

Gas Provider: \_\_\_\_\_

Sewer Provider: Septic

Water Provider: A.C.W.S.C.

Water Well: ☒ YES ☐ NO Depth: 155

Year Drilled: 1979

Average Utility Bill: Monthly: \_\_\_\_\_

**Taxes:**

2014 Year

School: \$4,738.42

County: \$1,743.04

Hospital: \$270.54

FM Road: \$353.03

SpRd/Brg: \$292.66

Taxes: \$7,397.69

School District: Bellville I.S.D.

**Additional Information:**

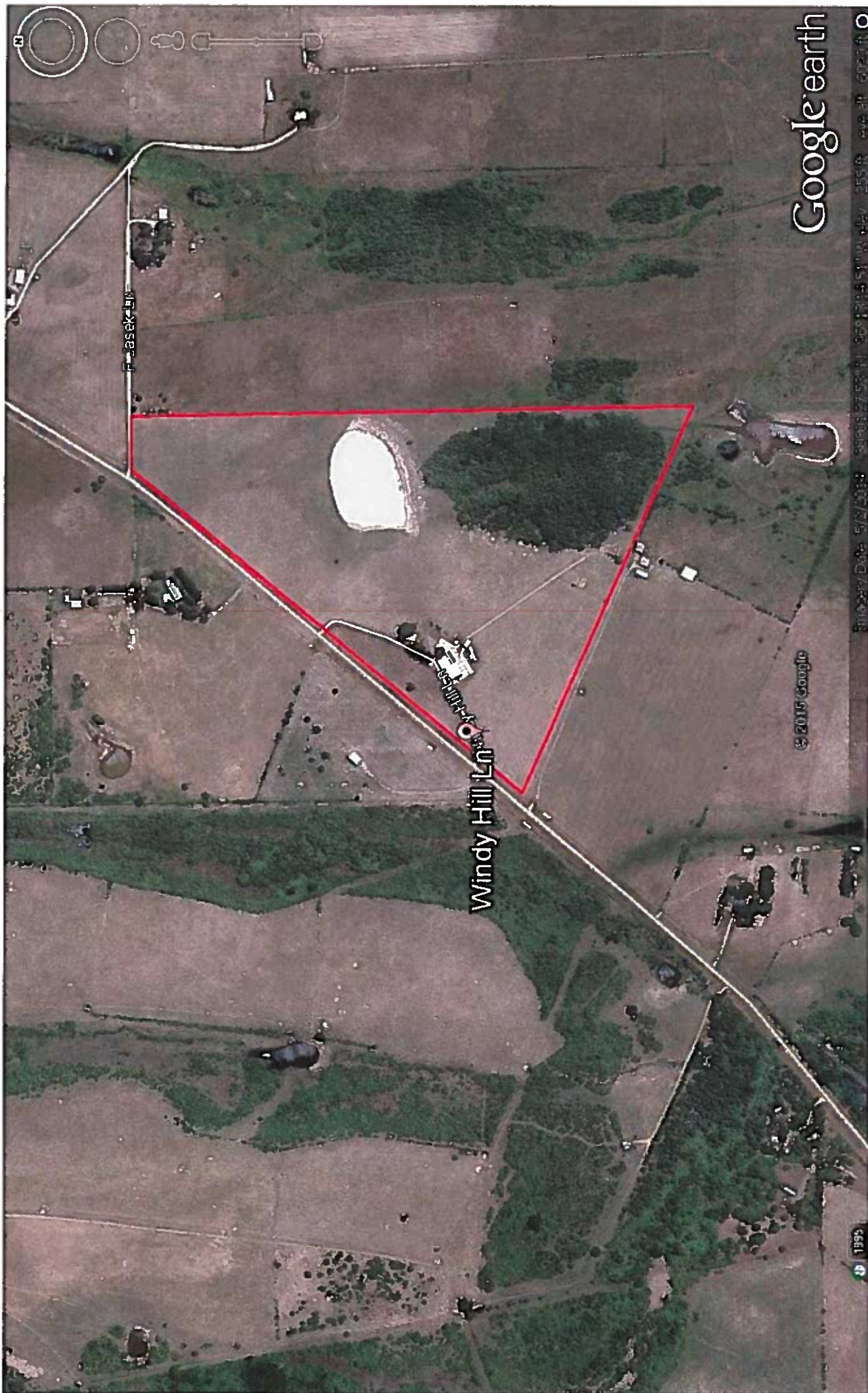
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Abstracts

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Google earth

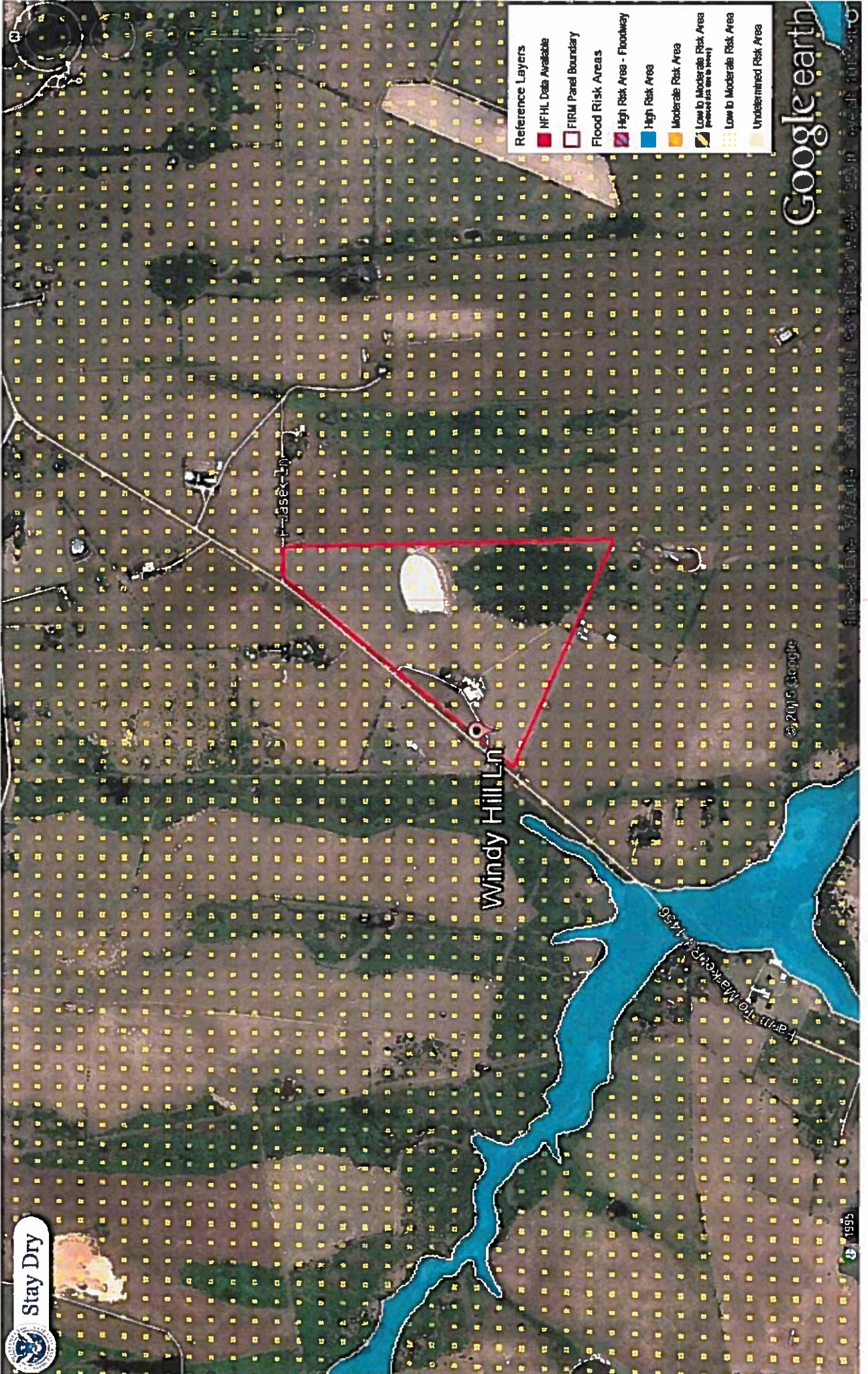
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Windy Hill Ln

1994

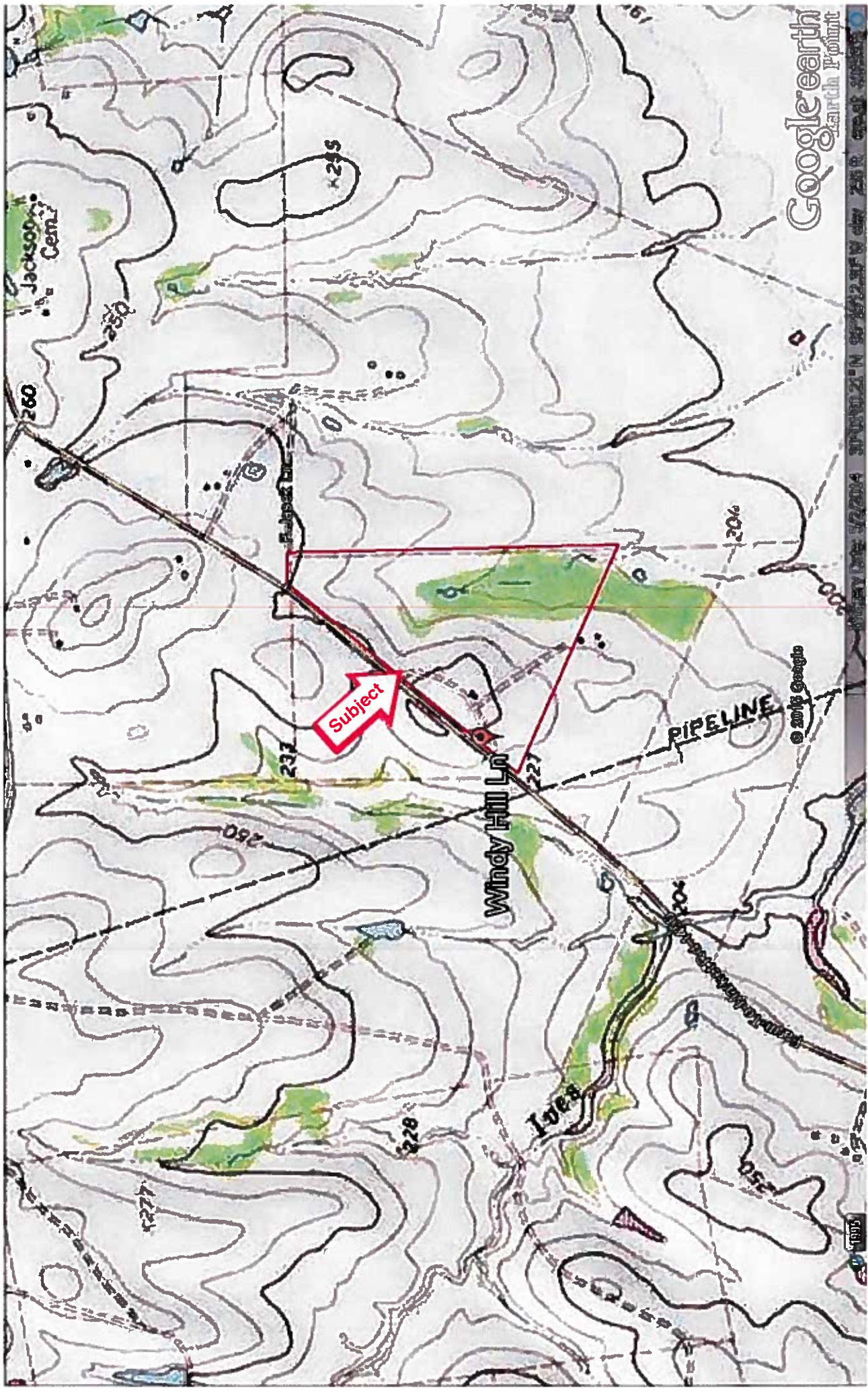




- Reference Layers
- NFHL Data Available
  - FIRM Panel Boundary
  - Flood Risk Areas
    - High Risk Area - Floodway
    - High Risk Area
    - Moderate Risk Area
    - Low to Moderate Risk Area (includes less than 1 foot)
    - Low to Moderate Risk Area
    - Undetermined Risk Area

Google earth

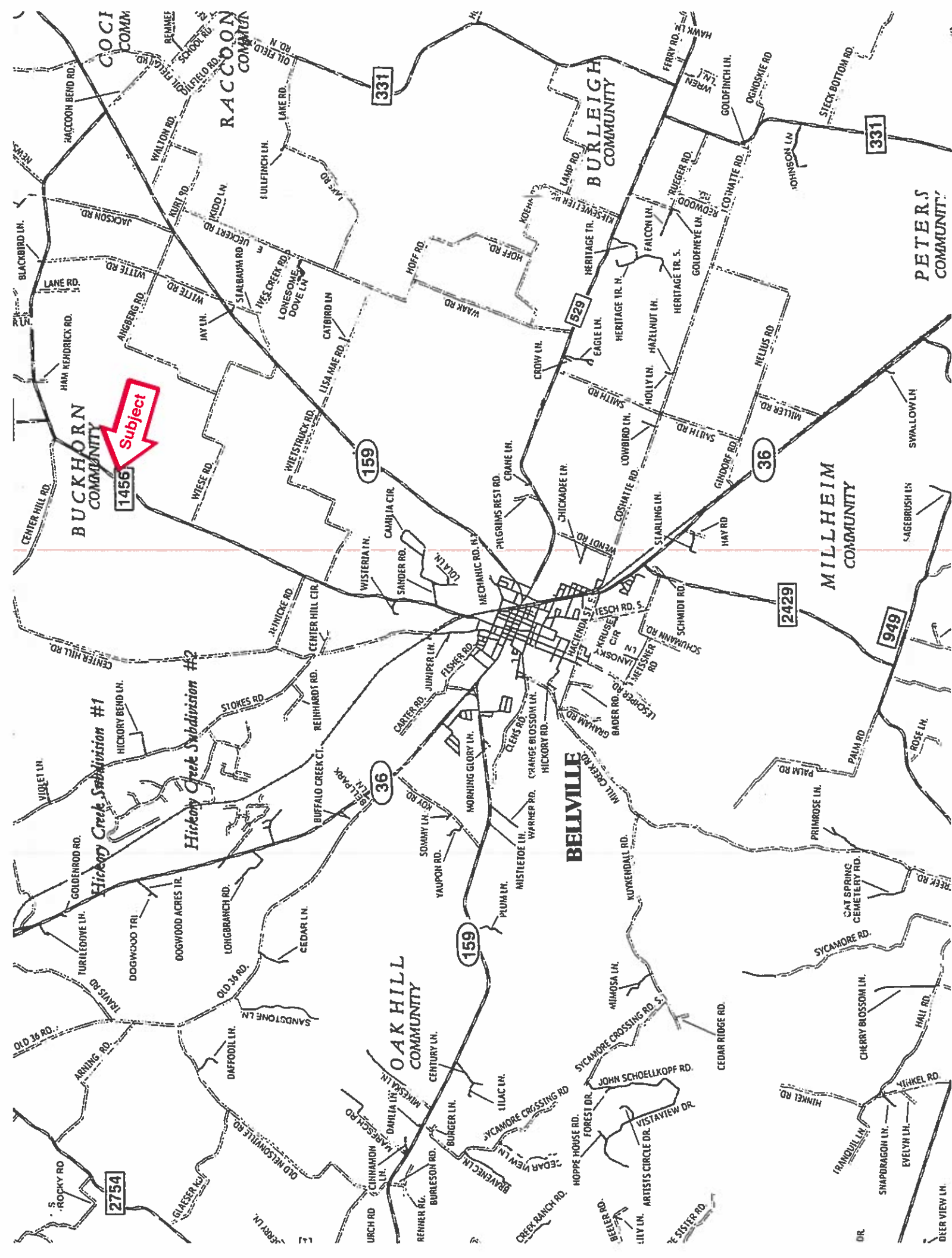




Google Earth  
Satellite Print

© 2013 Google  
Map data © OpenStreetMap contributors, Imagery © Mapbox  
30° 10' 21" N 92° 19' 23" W  
5/2/2014 3:04:21 PM





Subject

1456

Hickory Creek Subdivision #1

Hickory Creek Subdivision #2

2754

331

331

159

36

2429

949

36

159

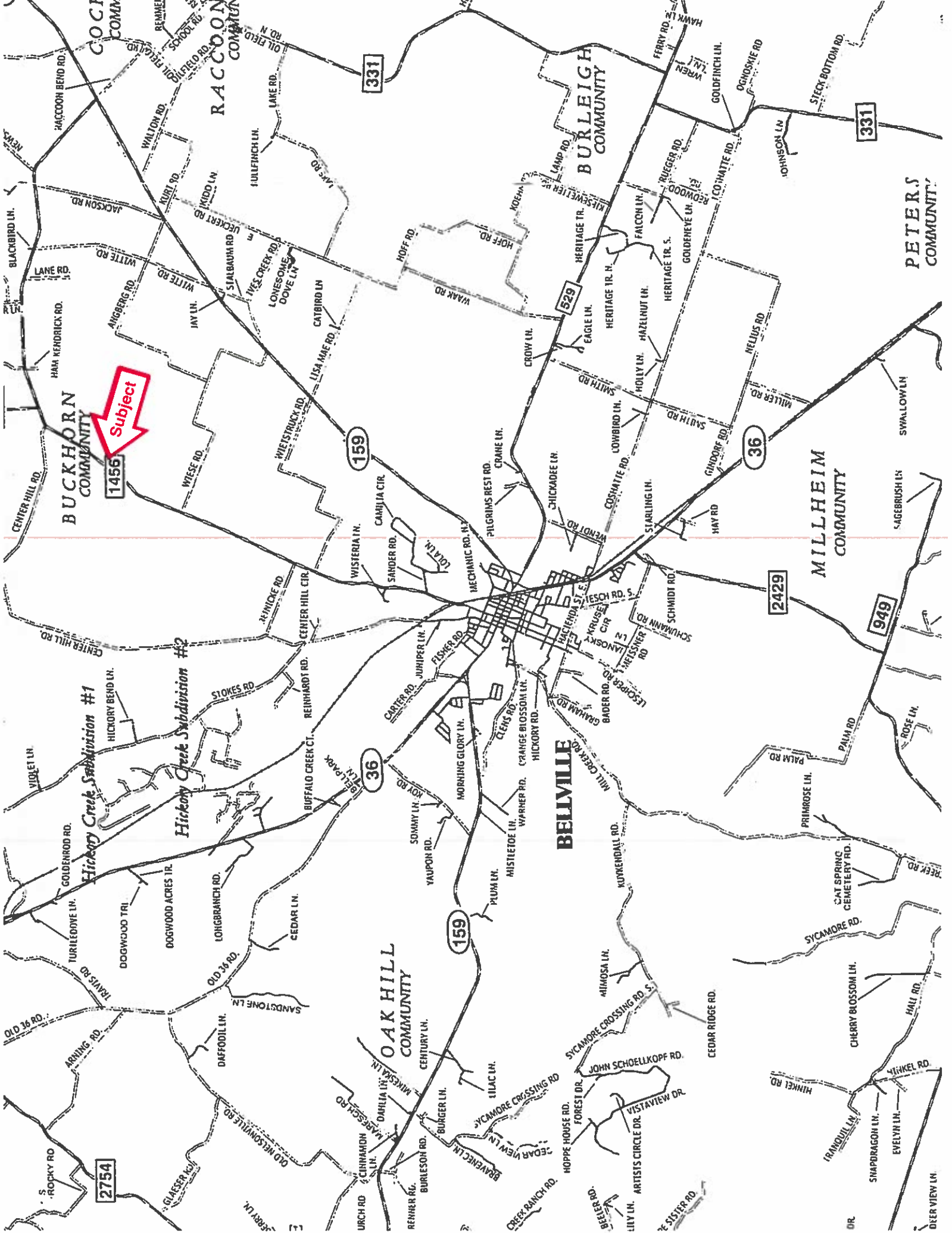
BELLVILLE

OAK HILL  
COMMUNITY

BURLEIGH  
COMMUNITY

MILLHEIM  
COMMUNITY

PETERS  
COMMUNITY



*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated, by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**\* Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**\*\* If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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