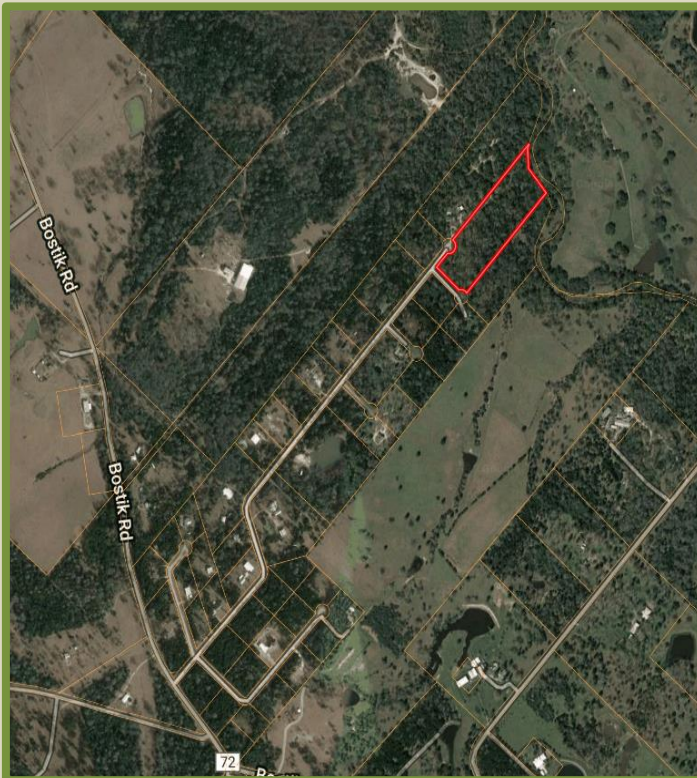


Looking for small acreage with a Cat Spring address? Look no further. The Woodglen Subdivision off Bostik Road could be the spot. This 8.57 acres has a scenic wooded environment, lots of wildlife, quiet evenings, a relaxed pace, and great neighbors!

Lucky Lot 26 could be the property to live out your country living dreams.

Bill Johnson and Associates Real Estate Company will co-broker if buyer is accompanied by his or her agent at all property showings.

WOODGLEN SUBDIVISION – CAT SPRING, TEXAS
Colorado County 8.57 Acres Along the San Bernard River



From Houston: Travel I-10 west to Sealy – Exit 720 and head Hwy 36 North – In 2 miles turn on FM 1094 – In 10 miles turn left on FM 949 – Not far out of Cat Spring turn right on Cat Spring Road – Turn right on Bostik and look for Woodglen Way on the right.

ACREAGE LISTING

Location of Property:	Bostik Road, Woodglen Subdivision	Listing #: 63020
Address of Property:	Lot #26	Road Frontage:
County:	Colorado	Paved Road: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	Woodglen	Lot Size or Dimensions: 8.57 Acres
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Number of Acres:	8.5700
Price per Acre (or)	
Total Listing Price:	\$98,000.00
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:	Estimated 2019
School:	\$ 1,203.23
County:	\$ 579.33
FM/Rd/Br.:	
Hospital:	\$ 10.58
City:	
TOTAL:	\$ 1,793.14

Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	I.S.D.
School District:	Columbus	

Minerals and Royalty:		
Seller believes	None	*Minerals
to own:	None	*Royalty
Seller will	0%	Minerals
Convey:	0%	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	
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Easements Affecting Property:	
Pipeline:	None
Roadway:	Gravel
Electric:	San Bernard - Available
Telephone:	Industry I-Net
Water:	Well
Other:	

Improvements on Property:	
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO See HOME listing if Yes
Buildings:	
Barns:	
Others:	

Approx. % Wooded:	80%
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Type Trees:	Oak, cedar
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Fencing:	Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Condition: _____ Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Condition: _____
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Ponds:	Number of Ponds: _____ Sizes: _____
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Creek(s):	Name(s): _____
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River(s):	Name(s): _____
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Water Well(s): How Many?	None
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Year Drilled:		Depth	
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Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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Provider:	
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Electric Service Provider (Name):	
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San Bernard Electric - Available	
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Gas Service Provider	
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None	
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Septic System(s): How Many?	None
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Year Installed:	
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Soil Type:	Clay, Black, Sandy
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Grass Type(s)	
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Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey.
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Nearest Town to Property:	New Ulm
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Distance:	5 Miles
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Driving time from Houston	65 Minutes
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Items specifically excluded from the sale:	
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Sellers Personal Property	
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Additional Information:	
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BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



11/2/2015

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
 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 Bellville TX 77418
Kimberly Zapalac

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