



# 26790 THYME LANE NEW ULM CAT SPRING

- \* 100 Acres
- \* Beautiful Home Site
- \* Ranching
- \* Recreational Use
- \* Unrestricted
- \* Austin County



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*





**A secluded hideaway, yet conveniently located just 3 miles from the quaint town of New Ulm, these 100 desirable acres in the highly sought after New Ulm/Cat Spring area in Austin County offer a peaceful escape. Lately, this property has been used for ranching and hunting; however, with three ponds, the Little San Bernard River as a border, and an abundance of wildlife tucked away in the stunning trees, everyone can find something to enjoy. Only an hour from Houston, this is the perfect place to build your own quiet retreat.**







**Are you needing a place to let your cattle graze?  
Look no more, these 100 acres include working  
metal cow pens, two large barns for hay and  
equipment storage, as well as a smaller shed.**







## **Ponds and Wet Weather Creek**



## **Woods for Wildlife**



## LOT OR ACREAGE LISTING

Location of Property:	New Ulm - Bernard Rd to Thyme Ln, property on left	Listing #:	114427
Address of Property:	26790 Thyme Ln, New Ulm, TX	Road Frontage:	on Thyme Ln
County:	Austin	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:	None	Lot Size or Dimensions:	100.92 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>Number of Acres:</b>	<b>100.9200</b>
<b>Price per Acre (or)</b>	<b>\$11,250.00</b>
<b>Total Listing Price:</b>	<b>\$1,135,350.00</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>Property Taxes:</b>	Year:	<b>2020</b>
School:		\$373.09
County:		\$140.25
Hospital:		\$32.86
FM Road:		\$25.75
Rd/Brg:		\$21.22
TOTAL:		\$593.17

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>School District:</b>	Bellville ISD

<b>Minerals and Royalty:</b>			
Seller believes	40%	*Minerals	
to own:	40%	*Royalty	
Seller will	0%	Minerals	
Convey:	Seller will convey surface control	Royalty	

<b>Leases Affecting Property:</b>			
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Lessee's Name:			
Lease Expiration Date:			

Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Lessee's Name:	Cattle and deer lease		
Lease Expiration Date:	12/31/2019 with Out Clause when sol		
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

<b>Easements Affecting Property:</b>		Name(s):	
Pipeline:	Natural Gas Pipeline-Energy Transfer Company		
Roadway:			
Electric:	San Bernard Electric Cooperative		
Telephone:			
Water:			
Other:	Access easement		

<b>Improvements on Property:</b>	
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Buildings:	Camphouse with little value
Barns:	2 Large barns that need some repair Small shed
Others:	Working metal cow pens

% Wooded:	50%
Type Trees:	Oaks, Cedars, Elms
<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Condition: Good Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Condition:

<b>Ponds:</b>	Number of Ponds: 3
Sizes:	
<b>Creek(s):</b>	Name(s): Little San Bernard River
<b>River(s):</b>	Name(s):

<b>Water Well(s): How Many?</b>	Yes		
Year Drilled:	Unknown	Depth:	Unknown
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Provider:			

<b>Electric Service Provider (Name):</b>	
San Bernard Electric Cooperative	
<b>Gas Service Provider</b>	

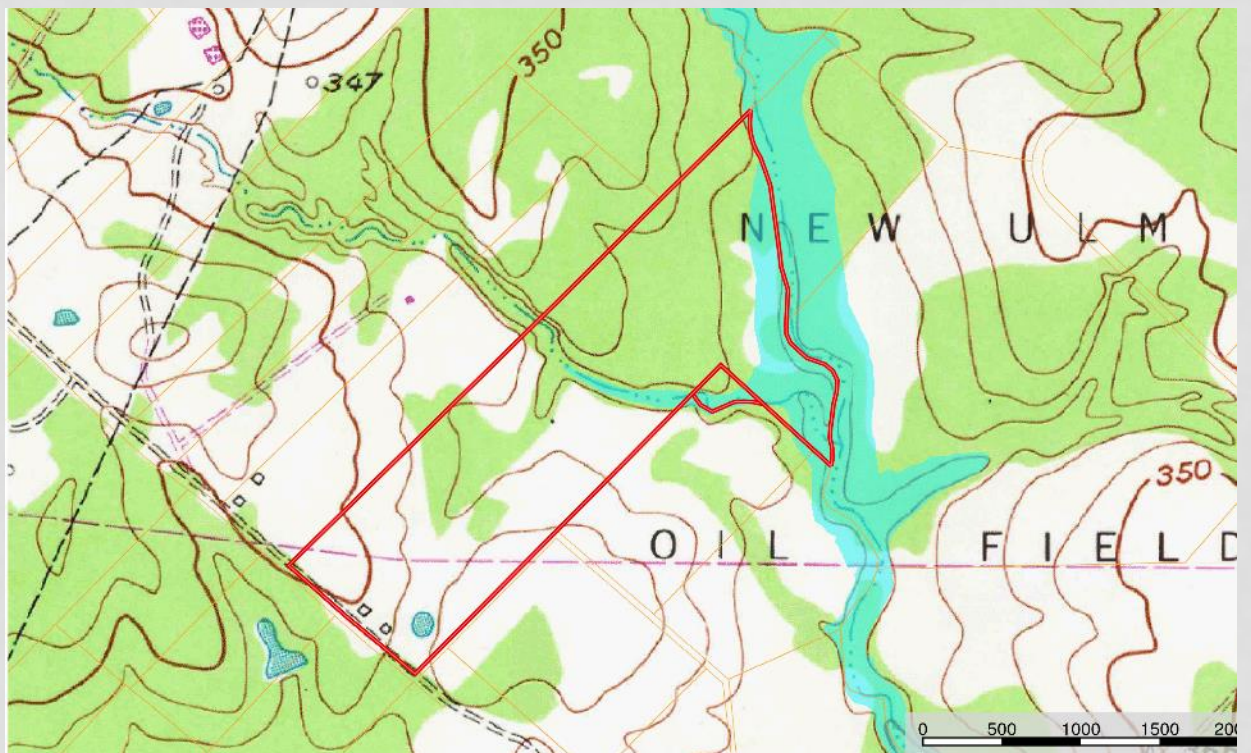
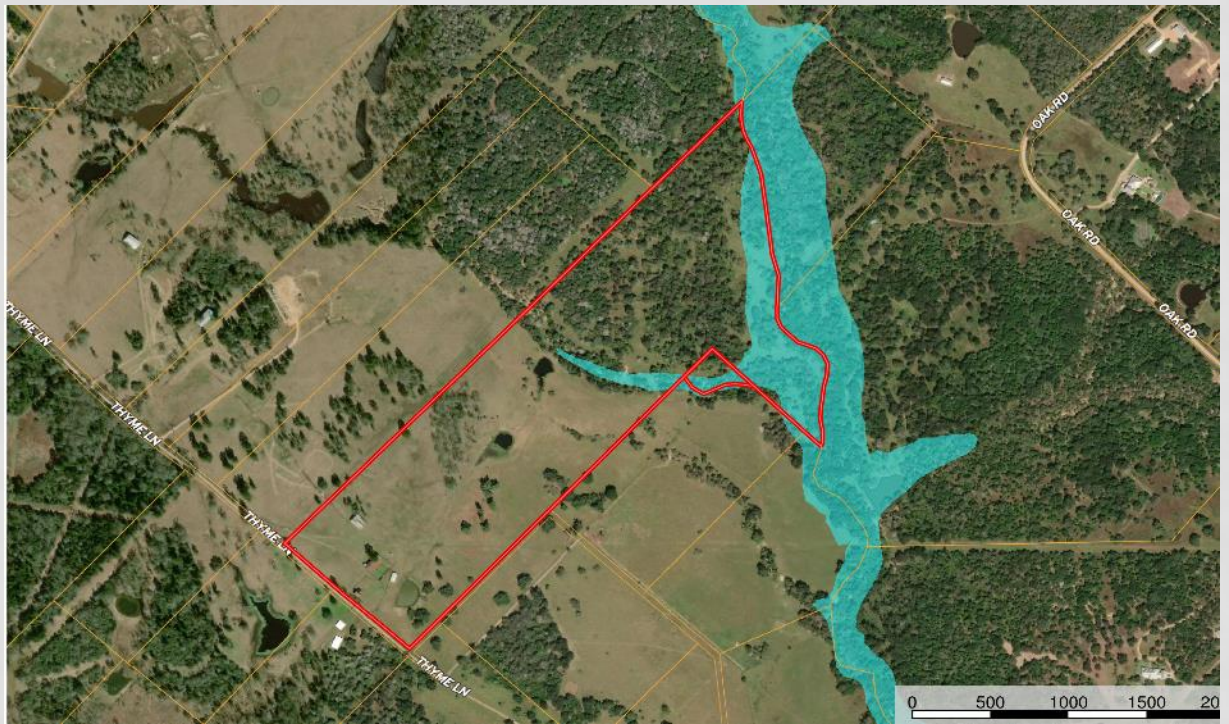
<b>Septic System(s): How Many:</b>	None
Year Installed:	
<b>Soil Type:</b>	Sandy Loam
<b>Grass Type(s)</b>	Native
<b>Flood Hazard Zone:</b>	See Seller's Disclosure or to be determined by survey

<b>Nearest Town to Property:</b>	New Ulm
Distance:	3 miles
Driving time from Houston	1 hour
<b>Items specifically excluded from the sale:</b>	All of sellers personal property located on the subject premises.

<b>Additional Information:</b>	
Accessible by easement which is owned by the property	
Cattle guard with concrete blocks convey with property	

**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.

<b>BJRE HOLDINGS,LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)  
IABS 1-0 Date

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418  
Kimberly Zapalac

Phone: (979)865-5966 Fax:  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

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