



# 11273 Hahn Road

*Cat Spring, Texas*

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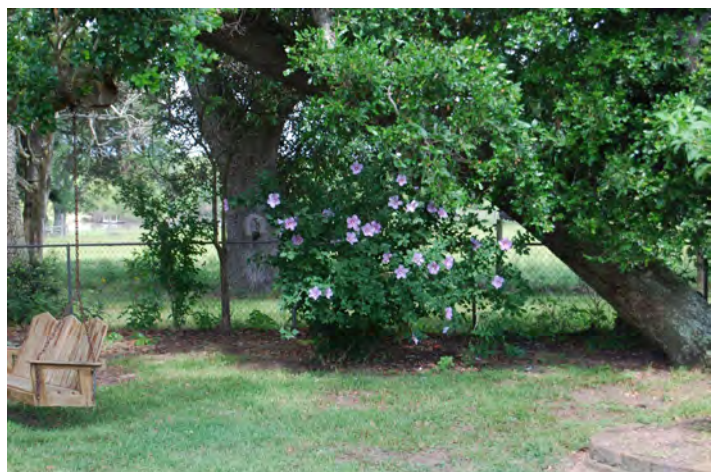




11273 Hahn Road  
Cat Spring, Texas



Have you been dreaming of a manicured 90.31 acres located near Cat Spring and within an hour drive to Houston? This stunning ranch is what you have been waiting on. Lovely 3 bedroom, 2 bathroom home with 1,966 square feet of living space is nestled amongst some of most gorgeous live oak trees in the county. There is an abundance of wildlife on the property and 3 fishing ponds and a seasonal creek. There is an additional one bedroom, one bathroom guest home, 2 tin barns (30' x 90' and 30' x 40') and working pens on the property. With many views of Austin County, this property has much to offer.





# Amenities

- Acreage: 90.3129
- Levels: single
- Beds: 3
- Exterior: brick
- Year Built: 1994
- Baths: 2
- Roof: composite
- Age Range: 5-20 Years
- Fireplace
- Central Heat & Air
- Garage
- Guest home with 1 bedroom 1 bath
- Barns/pens
- 3 ponds



**Bellville:**  
979-865-5969 office  
979-865-5500 fax  
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### **LOT OR ACREAGE LISTING**

Location of Property: off FM 2187 & Hahn Road between Sealy & Cat Spring Listing #: 133050  
Address of Property: 11273 Hahn Road, Sealy, TX 77474 Road Frontage: 504'  
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: none Lot Size or Dimensions: 90.3129 acres  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO  
Lands of Texas ID #

**Number of Acres:** 90.3129 acres

**Price per Acre (or)**

**Total Listing Price:** \$1,325,000.00

**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:** Year: **R15120 2020**  
School: \$2,677.35  
County: \$902.25  
Hospital:  
FM Road:  
Rd/Brg: \$302.05  
TOTAL: \$3,881.65

Agricultural Exemption: ☒ Yes ☐ No

**School District:** Sealy ISD

**Minerals and Royalty:**

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

**Leases Affecting Property:**

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

**Oil or Gas Locations:** ☐ Yes ☐ No

**Easements Affecting Property:** Name(s):

Pipeline:

Roadway:

Electric: SBEC

Telephone: SW Bell

Water:

Other:

**Improvements on Property:**

Home: ☒ YES ☐ NO

Buildings: 440 sf camphouse

Barns: 30 x 90' metal / frame barn

30 x 40' metal/ frame barn

Others: 12 x 30 shed

10 x 12 shed 10 x 10 shed

12 x 20 storage building

% Wooded: 10%

Type Trees: oak/ pecan

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: good

Cross-Fencing: ☒ YES ☐ NO

Condition: good

**Ponds:** Number of Ponds: 3

Sizes: 2 ac, 1 ac, 1/4 ac

**Creek(s):** Name(s): unnamed

**River(s):** Name(s): no

**Water Well(s): How Many?** 2

Year Drilled: 1995 and 1975 Depth: 150'

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

Provider:

**Electric Service Provider (Name):**

SBEC

**Gas Service Provider**

private

**Septic System(s): How Many:** yes -2 main house and guest

Year Installed: 1995

**Soil Type:** sandy

**Grass Type(s):** coastal, native, St. Augustine

**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey

**Nearest Town to Property:** Sealy 12-13 miles

Distance: Bellville 12 miles

Driving time from Houston 45-50 minutes

**Items specifically excluded from the sale:**

**Additional Information:**

see attached list of all items offered for sale

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

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## HOME

Address of Home: **11273 Hahn Road, Sealy, TX 77474** Listing #133050  
Location of Home: **Off FM 2187 & Hahn**  
County or Region: **Austin County** For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: **Property Size: 90.3129 acres**  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Listing Price: \$1,325,000.00**

### 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: **3-5 year**

### Size and Construction:

Year Home was Built: **1994**  
Lead Based Paint Addendum Required if prior to 1978: ☐ YES  
Bedrooms: **3** Bath: **2**  
Size of Home (Approx.) **approx. 1,966** Living Area **Total**  
Foundation: ☒ Slab ☐ Pier/Beam ☐ Other  
Roof Type: **Composition** Year Installed: **1994**  
Exterior Construction: **Brick**

### Room Measurements: APPROXIMATE SIZE:

Living Room: **15 x 19**  
Dining Room: **12 x 12**  
Kitchen: **18 x 14 island and pantry**  
Family Room: **18x20**  
Utility: **9x7**  
Bath: **7 x 9** ☒ Tub ☒ Shower  
Bath: **6 x 8** ☐ Tub ☒ Shower  
Bath: ☐ Tub ☐ Shower  
Master Bdrm: **12x16**  
Bedroom: **13 x 12**  
Bedroom: **13 x 12**  
Bedroom: \_\_\_\_\_  
Other: \_\_\_\_\_  
Garage: ☒ Carport: ☐ No. of Cars: **2**  
Size: **21 x 23** ☐ Attached ☒ Detached

### Porches:

Front: Size: **8 x 45 covered**  
Back: Size: **16 x 9 covered**  
Deck: Size: \_\_\_\_\_ ☐ Covered  
Deck: Size: \_\_\_\_\_ ☐ Covered  
Fenced Yard: **yes- cyclone**  
Outside Storage: ☒ Yes ☐ No Size: **see acreage info**  
Construction: \_\_\_\_\_  
TV Antenna ☐ Dish ☒ Cable ☐

### Home Features

☒ Ceiling Fans No. **5**  
☒ Dishwasher  
☒ Garbage Disposal  
☒ Microwave (Built-In)  
☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric  
☒ Refrigerator

Items Specifically Excluded from The Sale: LIST: \_\_\_\_\_

### Heat and Air:

☒ Central Heat Gas ☐ Electric ☒ 1  
☒ Central Air Gas ☐ Electric ☒ 1  
☐ Other: \_\_\_\_\_  
☒ Fireplace(s)  
☐ Wood Stove  
☒ Water Heater(s): ☐ Gas ☒ Electric

### Utilities:

Electricity Provider: **SBEC**  
Gas Provider: \_\_\_\_\_  
Sewer Provider: **private**  
Water Provider: **well**  
Water Well: ☒ YES ☐ NO Depth: **150'**  
Year Drilled: **1995 and 1975**  
Average Utility Bill: Monthly: **\$200.00**

**Taxes: R15120 2020 Year**  
School: **\$2,677.35**  
County: **\$902.25**  
Hospital: \_\_\_\_\_  
FM Road: **\$302.05**  
Rd/Brg: \_\_\_\_\_  
**Taxes: \$3,881.65**  
School District: **Sealy ISD**

### Additional Information:

The owner will sell the following items by a separate bill of sale  
1. all home furnishings  
2. all farm equipment and tractors  
3. all cattle  
4. all hay and farm materials  
(lists of all items is available)

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**Guest House**

Address of Home: 11273 Hahn Road, Sealy, TX 77474 Listing #: 133050  
 Location of Home: Off FM 2187 and Hahn Road  
 County or Region: Austin For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: none Property Size: 90.3129 acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO  
**Listing Price:** \$1,325,000.00  
**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: \_\_\_\_\_

**Size and Construction:**

Year Home was Built: 1994  
 Lead Based Paint Addendum Required if prior to 1978: ☐ YES  
 Bedrooms: 1 Baths: 1  
 Size of Home (Approx.) 440 Living Area  
440 Total  
 Foundation: ☒ Slab ☐ Pier/Beam ☐ Other  
 Roof Type: composition Year Installed: 1994  
 Exterior Construction siding

**Room Measurements: APPROXIMATE SIZE:**

Living Room: 10 x 10  
 Dining Room: \_\_\_\_\_  
 Kitchen: 10 x 15  
 Family Room: \_\_\_\_\_  
 Utility Room: \_\_\_\_\_  
 Bath: 8 x 5 ☐ Tub ☒ Shower  
 Bath: ☐ Tub ☐ Shower  
 Bath: Master ☐ Tub ☐ Shower  
 Bedroom: 10 x 15  
 Bedroom: \_\_\_\_\_  
 Bedroom: \_\_\_\_\_  
 Bedroom: \_\_\_\_\_  
 Other: \_\_\_\_\_  
 Garage: ☐ Carport: ☐ No. of Cars: \_\_\_\_\_  
 Size: ☐ Attached ☐ Detached

**Porches:**

Front: Size: \_\_\_\_\_  
 Back: Size: \_\_\_\_\_  
 Deck: Size: ☐ Covered  
 Deck: Size: ☐ Covered  
 Fenced Yard: \_\_\_\_\_  
 Outside Storage: ☐ Yes ☒ No Size: \_\_\_\_\_  
 Construction: \_\_\_\_\_  
 TV Antenna ☐ Dish ☐ Cable ☐

**Home Features:**

☒ Ceiling Fans No. 1  
☐ Dishwasher  
☐ Garbage Disposal  
☐ Microwave (Built-In)  
☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric  
☐ Other \_\_\_\_\_

Items Specifically Excluded from The Sale: LIST: \_\_\_\_\_

**Heat and Air:**

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

**Utilities:**

Electricity Provider: SBEC  
 Gas Provider: none  
 Sewer Provider: septic  
 Water Provider: well  
 Water Well: ☒ YES ☐ NO Depth: unknown  
 Year Drilled: unknown  
 Average Utility Bill: Monthly: \_\_\_\_\_

**Taxes:**

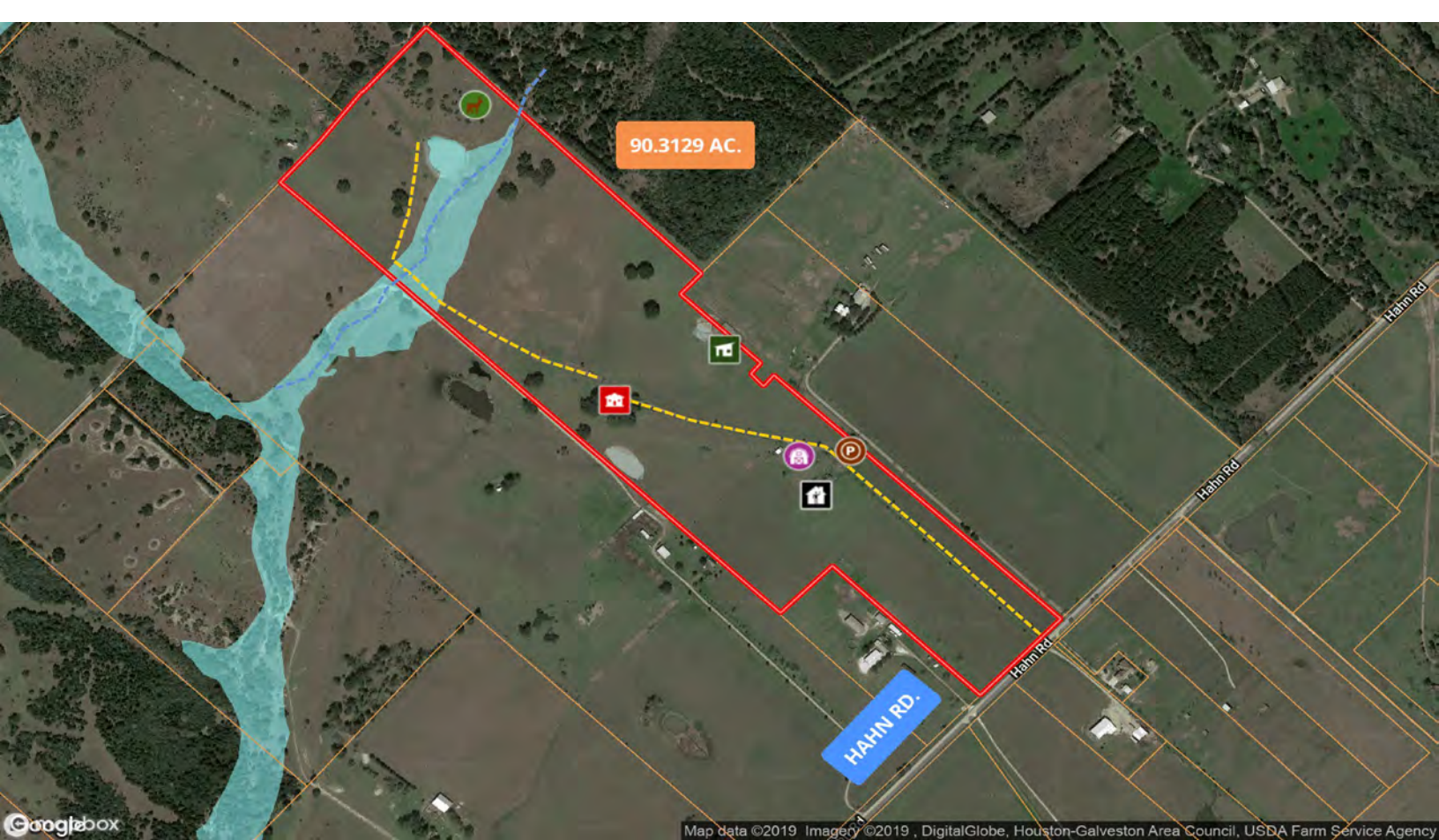
R15120 2020 Year  
 School: \$2,677.35  
 County: \$902.25  
 Hospital: \_\_\_\_\_  
 FM Road: \_\_\_\_\_  
 Rd/Brg: \$302.05  
 Taxes: \$3,881.65  
 School District: Sealy ISD

**Additional Information:**

1 bedroom 1 bathroom guest home/rental  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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Directions: From Cat Spring, take FM 2187 turn right on Hahn to property on the right.



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(979) 992-2636

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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 Primary Assumed Business Name	License No.	Email	Phone
<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