



WESTVIEW RANCH



Whether walking down the winding, paved road or dipping your feet into one of the four ponds, Westview Ranch offers a copious amount of locations to relax. Each room of the home is equipped with expansive views that places this property in a league of its own.

The main home offers three bedrooms, four and a half bathrooms, formal dining, office and wine cellar. In addition to these amenities is the gourmet kitchen that was designed by a chef! Boasting a six burner Wolf cooktop, industrial vent hood and tons of storage it is hard to not want to move in just for the kitchen itself.

It is easy to immerse yourself in the rolling 227 acres that is nestled between College Station and Houston. There is plenty of room to roam through the valley of pecan trees or the tall pines.



For more information contact
Bill Johnson & Associates Real Estate
420 East Main, Bellville, Texas 77418
979-865-5969 | 281-463-3791 | 979-992-2636
www.bjre.com

WESTVIEW RANCH





Although nearly impossible to capture the true beauty of a sunset,
Westview Ranch
has the best views on the best porches to experience these masterpieces.



Located 12 miles south of Navasota, the Westview Ranch has much to offer its proud owner. One enters this ranch through a striking gated entrance from FM 362 and continues on a paved private ranch road. This road meanders through a pasture with impressive native pecan trees and continues to the top of the hill and the main ranch home.



The exterior of the home is cedar siding with Austin Stone rock accent and a green metal roof. The interior of the home offers an extensive custom designed intercom system and surround sound system. With a desirable location on the hill, the home overlooks a 1 acres pond in the front and a 3 acre lake in the back of the property.. There is a large carport adjacent to the home with a detached 3 car garage 24'X36' with an upstairs storage area. Additional storage is also available in a 20' X 32' detached 3 bay carriage house.

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The ranch has the following barns and outbuildings: A large 36' X 72' metal horse barn with 7 stalls on a concrete slab, with an attached 14' X 72' covered area. (pictured above)

A large 55' X 80' metal equipment barn with a 20' X 37' enclosed shop area on concrete slab.

An office building or guest home/ranch manager home - 28' x 40' with 2 bedrooms, 2 baths and kitchen.
(pictured below)

An excellent set of cattle working pens are available near the horse barn.



Bill Johnson & Associates Real Estate Company will Co-Broker if Buyer is Accompanied by His/Her Agent at all Property Showings.

WESTVIEW RANCH

This property is set up for a weekend ranch or as an operating cattle/horse operation. Beason Creek is the natural boundary on the North West portion of the ranch



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All of the comforts afforded a ranch owner are here to be enjoyed, approximately 12 miles from the city limits of Navasota or a relaxing 1 hour drive from Houston.



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FM 1094 @ Cedar St., New Ulm, TX 78950

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LOT OR ACREAGE LISTING

Location of Property: 12.0 miles south of Navasota, Tx on FM 362 Listing # 95303
 Address of Property: 17223 FM 362, Navasota, Texas 77868 Road Frontage 1,190. ft.
 County: Grimes Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☐ YES ☒ NO
 Subdivision: None Lot Size or Dimensions: 227.513 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☐ NO

Number of Acres: 227.5130**Price per Acre (or)****Total Listing Price:** \$2,950,000.00**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:

R14775 R14918 2015

School: \$ 7,142.52
 County: \$ 3,255.38
 FM/Rd/Br.: \$ -
 Hospital: \$ -
 City: \$ -
 TOTAL: \$ 10,397.90

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

Seller believes Unknown *Minerals
 to own: Unknown *Royalty
 Seller will Any Owned Conveyed Minerals
 Convey: Any Owned Conveyed Royalty

* Current title commitment to reflect mineral and royalty reservations *

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: Old County Road 340 and FM 362

Electric: Mid South and Synergy Service Line

Telephone: Century Link

Water: G & W Water Supply

Other: Access to Old Cemetery

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

Buildings: Guest House 28.0' X 40.0'

Barns: 7 Stall Horse Barn 36.0' X 72.0'

& Covered Area 14.0' X 72.0'

Equipment Barn 55.0' X 80.0'

Others: Detached Garage 24.5' X 36.5'

Carriage House 20.0' X 32.0'

Approx. % Wooded: 30%

Type Trees: Pecan, Oak, Pine and Elm

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

Ponds: Number of Ponds: 2

Sizes: 2 ponds 2 to 3 acres; 2 ponds 1/2 acre each

Creek(s): Name(s): Beason Creek**River(s):** Name(s): _____**Water Well(s): How Many?** 2 water wells

Year Drilled: 2006 & 2010

Community Water Available: ☒ YES ☐ NO

Provider: G & W Water Supply

Electric Service Provider (Name): _____

Mid South Synergy

Gas Service Provider (Name): _____

Navasota Gas

Septic System(s): How Many: 1 - in 2005

Year Installed: 1 - in 1996

Soil Type: sandy clay loam**Grass Type(s):** Coastal Bermuda and Native Bermuda**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey.

Nearest Town to Property: Navasota, Texas

Distance: 12.0 miles

Driving time from Houston 60 minutes

Additional Information:**SEE ATTACHED LIST OF ALL IMPROVEMENTS**

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 ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



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MAIN HOME LISTING

Address of Home:	17223 FM 362, Navasota, Texas 77868	Listing #:	95303
Location of Home:	12.0 miles south of Navasota, Tx on FM 362		
County or Region:	Grimes	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	None	Property Size:	227.513 acres
Subdivision Restricted:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Listing Price:	\$2,950,000	Home Features	
Terms of Sale		Ceiling Fans No. 2 in house; 5 on porch	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Dishwasher	
Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Garbage Disposal	
Sell.-Fin. Terms:		Microwave (Built-In)	
Down Payment:		Kitchen Range (Built-In) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Note Period:		Other Double Oven, Ice Maker, Extra Refrigerator	
Interest Rate:		Items Specifically Excluded from The Sale: LIST:	
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	All personal items in barn and homes.	
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:			

Size and Construction:

Year Home was Built:	1996		
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES		
Bedrooms:	3	Bath:	4.5
Size of Home (Approx.):	3,596	Living Area Owner	
	5,716	Total Area Owner	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Metal	Year Installed:	2008-2010
Exterior Construction:	Cedar Siding		

Room Measurements: APPROXIMATE SIZE:

Basement:	8.0' X 30.0' with 1/2 bath 6.0' X 3.5'		
Dining Room:	19.5' X 13.5' hardwood flooring		
Kitchen:	20.5' X 13.5' hardwood flooring		
Family Room:	23.0' X 18.5' hardwood flooring		
Utility Room:	13.0' X 8.0'		
Bath:	11.5' X 5.5' (2 upstairs)	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower
Guest Bath:	9.5' X 8.0'	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower
Mster Bath:	21.0' X 15.5'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Mstr Bdrm:	21.5' X 15.5' hardwood flooring		
Bedroom:	19.5' X 14.0' hardwood flooring (north upstairs)		
Bedroom:	19.0' X 14.0' hardwood flooring (south upstairs)		
Office:	16.0' X 13.0' hardwood flooring		
Sitting Area:	23.0' X 19.0' hardwood flooring (upstairs)		
Garage:	<input checked="" type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: 3 car Garage; 2 car carport		
Size:	24.5' X 36.5' Garage	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	

Porches:

Front: Size:	10.0' X 60.0' hardwood flooring (wrap around)		
Side: Size:	5.0' X 24.0' and 8.0' X 61.0'		
Deck: Size:	19.0' X 39.0' (1/2 moon shape front)	<input type="checkbox"/> Covered	
Deck: Size:		<input type="checkbox"/> Covered	
Fenced Yard:	Yes with cattle guard		
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size: 20' X 32' carriage house	
Construction:	Wood frame and slab		
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>		

Heat and Air:

<input checked="" type="checkbox"/> Central Heat	Gas	<input checked="" type="checkbox"/> Electric	2 & 2
<input checked="" type="checkbox"/> Central Air	Gas	<input checked="" type="checkbox"/> Electric	4
Other:			
<input checked="" type="checkbox"/> Fireplace(s)			
<input checked="" type="checkbox"/> Wood Stove			
Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric		
75 gal. water heater	Propane		

Utilities:

Electricity Provider:	Mid South Energy
Gas Provider:	Navasota Gas
Sewer Provider:	Private Septic
Water Provider:	2 Wells; G & W Water Supply
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Depth:	500 ft
Year Drilled:	2010
Average Utility Bill:	Monthly: \$216.33 electric home

Taxes:	R14775 & R14918	Year	2015
School:			\$7,142.52
County:			\$3,255.38
FM/Rd/Br:			\$0.00
Hospital:			\$0.00
City:			\$0.00
Taxes:			\$10,397.90
School District:	Navasota ISD		

Additional Information:

SEE ATTACHED LIST OF ALL IMPROVEMENTS	
New Kitchen Aide	
New Kitchen Appliances	
Water Conditioner	
Surround Sound	
House Painted 2012; Garage Painted 2015	

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GUEST HOME #1 LISTING

Address of Home:	17223 FM 362, Navasota, Texas 77868	Listing #:	95303
Location of Home:	12.0 miles south of Navasota, Tx on FM 362		
County or Region:	Grimes	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	None	Property Size:	227.513 acres
Subdivision Restricted:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Listing Price:	\$2,950,000		
Terms of Sale			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES <input 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:			
Size and Construction:			
Year Home was Built:	2000		
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Bedrooms:	2	Bath:	2
Size of Home (Approx.):	1,120	Living Area	
	1,120	Total	
Foundation:	<input type="checkbox"/> Slat <input type="checkbox"/> Pier/Beam <input checked="" type="checkbox"/> Other	Mobile home	
Roof Type:	Metal	Year Installed:	2000
Exterior Construction:	Masonite Siding		
Room Measurements:	APPROXIMATE SIZE:		
Living Room:	14.0' X 28.0'		
Dining Room:			
Kitchen:	12.0' X 14.0' with Dinette		
Family Room:			
Utility Room:	6.5' X 7.0'		
Bath:	5.0' X 6.5'	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
Mstr Bath:	5.5' X 14.5'	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower
Mstr Bdrm:	14.0' X 5.5'		
Bedroom:	14.0' X 12.0'		
Bedroom:	10.5' X 10.5'		
Bedroom:			
Other:			
Garage:	<input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:		
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached		
Porches:			
Front: Size:	10.0' X 24.0'		
Side: Size:			
Deck: Size:	<input type="checkbox"/> Covered		
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:			
Outside Storage:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Size:	
Construction:			
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable		
Home Features			
<input checked="" type="checkbox"/> Ceiling Fans No. _____			
<input checked="" type="checkbox"/> Dishwasher _____			
<input checked="" type="checkbox"/> Garbage Disposal _____			
<input checked="" type="checkbox"/> Microwave (Built-In) _____			
Kitchen Range (Built-In) <input type="checkbox"/> Gas <input type="checkbox"/> Electric			
<input type="checkbox"/> Other _____			
Items Specifically Excluded from The Sale: LIST: _____			
Heat and Air:			
<input checked="" type="checkbox"/> Central Heat Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> 1			
<input checked="" type="checkbox"/> Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> 1			
Other: _____			
<input checked="" type="checkbox"/> Fireplace(s) _____			
<input checked="" type="checkbox"/> Wood Stove _____			
Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric			
Utilities:			
Electricity Provider: Mid South Energy			
Gas Provider: Navasota Gas			
Sewer Provider: Private Septic			
Water Provider: 2 Wells; G & W Water Supply			
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: G & W Water Supply			
Year Drilled: _____			
Average Utility Bill: Monthly: _____			
Taxes: R14775 & R14918 Year 2015			
School: \$7,142.52			
County: \$3,255.38			
FM/Rd/Br: \$0.00			
Hospital: \$0.00			
City: \$0.00			
Taxes: \$10,397.90			
School District: Navasota ISD			
Additional Information:			
SEE ATTACHED LIST OF ALL IMPROVEMENTS			
Guest House is a Double Wide Mobile Home - 2000 model			

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Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

DATE: February 14, 2018

TO WHOM IT MAY CONCERN:

FROM: Bill Johnson and Associates Real Estate

RE: Westview Ranch – Revised Price and Appraisals of 227.513 acres
Located on FM 362, 12.0 miles South of Navasota in Grimes County
Appraisal #1 – 03-02-16 \$3,400,000. Appraisal Services, Kathy McKinney
Appraisal #2 – 07-28-16 \$3,000,000. Capital Farm Credit, Wayne Young
Revised Price – 08-23-16 \$3,200,000. Price Reduced
Revised Price – 02-14-18 \$2,950,000. Price Reduced

Please note the following Revised Price and **Appraisal Value 08-23-16** of the Westview Ranch.
The Revised Price is based on the summary as follows:

Two appraisals of 227.513 acres of the Westview Ranch with any owned minerals and royalty were completed as of 03-02-16 and 07-28-16, and the two appraisals have been summarized as follows:

Appraisal #1 - 224.487 ac. X \$15,145.64 /ac. = \$3,400,000. Appraised Value on 03-02-16
Appraisal #2 - 227.513 ac. X \$13,186.06 /ac. = \$3,000,000. Appraised Value on 07-28-16
Revised Price - 227.513 ac. X \$14,065.13 /ac. = \$3,200,000. Revised Price as of 08-23-16

**The REVISED PRICE as of 08-23-16 reflects an
AVERAGE of the above two appraisals.**

**The Listing Price has been Reduced from
\$3,500,000. TO \$3,200,000. as of 08-23-16.**

**The Listing Price has been Reduced AGAIN from
\$3,200,000. TO \$2,950,000. as of 02-14-18**

**Complete Copies of Both Appraisals are available for any
Buyer or their Agent to review upon request.**

Please call if you have any questions concerning the
Revised Price based on the two appraisals
on the Westview Ranch.

Bellville Office
420 E. Main Street
P.O. Box 1201
Bellville, Texas 77418
(979) 865-5969
Fax (979) 865-5500

c:\word\Cliff16\#3 Westview Ranch – Combined Two Appraisals – Pricing Letter 02-14-18 #3

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New Ulm Office
424 Cedar Street
New Ulm, Texas 78950
(979) 992-2636
Fax (979) 992-2637

SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT

17223 FM 362
NAVASOTA, TX 77868

as of

MARCH 2, 2016

224.487 AC.

3-02-16

3,400,000.

for

SKIP/CYNDIA CRONCICH
17223 FM 362
NAVASOTA, TEXAS
77836

by

Appraisal Services

P.O. BOX 1232
BRENHAM 77834

COMPLETE COPY OF APPRAISAL
AVAILABLE UPON REQUEST

Appraisal Services
P.O. BOX 1232
BRENHAM 77834
(979) 836-5599

March 28, 2016

SKIP/CYNDIA CRONCICH
17223 FM 362
NAVASOTA, TEXAS
77836

Property -

17223 FM 362
NAVASOTA, TX 77868
C. CRONCICH FAMILY LP
201622

Borrower -

File No. -

Case No. -

Dear CRONCICH:

In accordance with your request, I have prepared an appraisal of the real property located at 17223 FM 362, NAVASOTA, TX.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of MARCH 2, 2016 is :

\$3,400,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Appraisal Services


KATHY McKINNEY
TX Certification #TX 1321159-G

TX Certification #TX 1321159-G

Uniform Residential Appraisal Report

File # 201622

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 17223 FM 362 City NAVASOTA State TX Zip Code 77868
Borrower C. CRONCICH FAMILY LP Owner of Public Record CRONCICH FAMILY LP County GRIMES
Legal Description C. WALLACE SURVEY, ABSTRACT 58, TRACT 28-2 AND *** See Additional Comments ***
Assessor's Parcel # R14775 AND R14918 Tax Year 2016 R E Taxes \$ UNKNOWN
Neighborhood Name SOUTHERN GRIMES COUNTY Map Reference LOCAL Census Tract 1705
Occupant ☒ Owner ☐ Tenant ☐ Vacant ☐ Special Assessments \$ PUD HOA \$ per year per month
Property Rights Appraised ☒ Fee Simple ☐ Life Estate ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) MARKET VALUE
Lender/Client SKIP/CYNDIA CRONCICH Address 17223 FM 362, NAVASOTA, TEXAS 77836
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? ☐ Yes ☒ No
Report data source(s) used, offering price(s), and date(s). IT IS THE UNDERSTANDING OF THE APPRAISER THE PROPERTY IS NOT CURRENTLY LISTED FOR SALE.

1 ☐ did ☒ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. IT IS THE UNDERSTANDING OF THE APPRAISER THE PROPERTY IS NOT CURRENTLY UNDER CONTRACT FOR SALE.

Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) GCAD
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
If Yes, report the total dollar amount and describe the items to be paid. IT IS THE UNDERSTANDING THE APPRAISED IS NOT CURRENTLY UNDER CONTRACT FOR SALE.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %					
Location	Urban	Suburban	<input checked="" type="checkbox"/> Rural	Property Values	Increasing	<input checked="" type="checkbox"/> Stable	Declining	PRICE	AGE	One-Unit	85.0 %				
Built-Up	Over 75%	<input checked="" type="checkbox"/> 25-75%	Under 25%	Demand/Supply	Shortage	<input checked="" type="checkbox"/> InBalance	OverSupply	\$ (000)	(yrs)	2-4 Unit	%				
Growth	Rapid	<input checked="" type="checkbox"/> Stable	Slow	Marketing Time	Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	Over 6 mths	300K	Low	Multi-Family	%				
Neighborhood Boundaries				THE APPRAISED IS LOCATED WITHIN THE NORTHWEST PORTION OF *** See Additional Comments ***				3 MIL	High	100	Commercial	%			
Neighborhood Description				THE NEIGHBORHOOD IS RURAL IN NATURE BEING OPEN COUNTRY SIDE WITH ROLLING HILLS. TRACTS OF LAND TYPICALLY RANGE FROM APPROXIMATELY 30 TO UP TO SEVERAL HUNDRED ACRES IN SIZE. *** See Additional Comments ***				750K	Pred	50	Other	15.0 %			
Market Conditions (including support for the above conclusions)				ACCORDING TO TEXAS A&M REAL ESTATE CENTER THE TEXAS ECONOMY IS SLOWING WITH AN ANNUAL NON-AGRICULTURAL JOB GROWTH OF 1.5 PERCENT WHICH IS LOWER *** See Additional Comments ***											
Dimensions NO SURVEY PROVIDED				Area 224.487 AC P/CAD Shape IRREGULAR View VERY NICE											
Specific Zoning Classification NONE				Zoning Description NONE											
Zoning Compliance Legal				Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)											
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe				*** See Additional Comments ***											
Utilities Public Other (describe)				Public Other (describe)				Off-site Improvements—Type Public Private							
Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> WELL (2)				Street ASPHALT <input checked="" type="checkbox"/> Private											
Gas <input checked="" type="checkbox"/> PROPANE Sanitary Sewer <input checked="" type="checkbox"/> SEPTIC (2)				Alley NONE											
FEMA Special Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone X FEMA Map No 4848185C0475C FEMA Map Date 4-3-2012				Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If No, describe *** See Additional Comments ***											
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe				THE PROPERTY IS ACCESSED BY TRAVELING SOUTH OF THE CITY OF NAVASOTA ON HIGHWAY 6 TO A LEFT (EAST) ON FARM TO MARKET ROAD 2. FOLLOWING FM 2 TO A RIGHT (SOUTH) AT THE INTERSECTION OF FM 362. *** See Additional Comments ***											
General Description				Foundation				Exterior Description materials/condition				Interior materials/condition			
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit				<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space				Foundation Walls SLAB				Floors HDW/TILE/CPT			
# of Stories 1 1/2 STORY				Full Basement <input checked="" type="checkbox"/> Partial Basement				Exterior Walls CEDAR/STONE				Walls SRCK/WOOD			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. S-Det/End Unit				Basement Area 160 sq. ft.				Roof Surface METAL				Trim/Finish WOOD/E			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const				Basement Finish 100 %				Gutters & Downspouts GUTTERS				Bath Floor TILE/G			
Design (Style) RANCH				Outside Entry/Exit Sump Pump				Window Type DOUBLE/HNS				Bath Wainscot GRANITE			
Year Built 1996				Evidence of Infestation				Storm Sash/Insulated NONE				Car Storage None			
Effective Age (Yrs) 10				Dampness Settlement				Screens SCREENS				<input checked="" type="checkbox"/> Driveway # of Cars X			
Attic				Heating FWA HWBB Radian				Amenities				WoodStove(s) #			
<input type="checkbox"/> Drop Stair				Other Fuel GAS				<input checked="" type="checkbox"/> Fireplace(s) #				<input checked="" type="checkbox"/> Fence			
<input checked="" type="checkbox"/> Floor				Cooling <input checked="" type="checkbox"/> Central Air Conditioning				<input checked="" type="checkbox"/> Patio/Deck				<input checked="" type="checkbox"/> Porch			
<input type="checkbox"/> Finished				Individual Other				Pool				<input checked="" type="checkbox"/> Att. Det. Built in			
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)															
Finished area above grade contains: 9 Rooms 3 Bedrooms 3F2H Bath(s) 3,316 Square Feet of Gross Living Area Above Grade															
Additional features (special energy efficient items, etc.) THE HOME IS WOOD FRAMED ON A CONCRETE SLAB WITH STONE AND CEDAR SIDING HAVING METAL ROOFING SURFACE. *** See Additional Comments ***															
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) NO FUNCTIONAL OBSOLESCENCE WAS NOTED IN THE FLOOR PLAN. NO ECONOMIC OBSOLESCENCE WAS NOTED IN THE SURROUNDING AREA. CURABLE AND INCURABLE DEPRECIATION WERE NOTED BEING ALLOCATED BASED UPON THE AGE/LIFE METHOD OF DEPRECIATION.															
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe				NO PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS WERE NOTED THAT WOULD AFFECT THE LIVABILITY, SOUNDNESS OR STRUCTURAL INTEGRITY OF THE HOME.											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe				THE HOME CONFORMS TO THE NEIGHBORHOOD IN STYLE AND USE. THE CONDITION OF THE STRUCTURAL IMPROVEMENTS AT THE TIME OF INSPECTION WAS AVERAGE.											

Uniform Residential Appraisal Report

File # 201622

There are	19	comparable properties currently offered for sale in the subject neighborhood ranging in price from \$	2,000,000.00	to \$	4,500,000.00
There are	5	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$	2,225,000.00	to \$	2,900,000.00
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
17223 FM 362	3061 COSHATTE	2855 CLEMONS SWITCH	37813 FM 1488		
Address	NAVASOTA, TX 77868	BELLVILLE	BROOKSHIRE	HEMPSTEAD	
Proximity to Subject	28.07 miles SW	30.65 miles S	9.60 miles S		
Sale Price	\$ N/A	\$ 2,650,000	\$ 2,225,000	\$ 2,303,366	
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 446.20 sq. ft.	\$ 322.60 sq. ft.	\$ 479.67 sq. ft.	
Data Source(s)	REMAX TRAILS WEST	McGUIRT & CO. R.E./	MARTHA TURNER R.E.		
Verification Source(s)	TXLS#84214/ACAD	HAR # 18589304/WCAD	HAR # 36713517/WCAD		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing	CONVENTION	CONVENTION	-0-	CONVENTION	-0-
Concessions					
Date of Sale/Time	5-15-2015	7-22-2015	-0-	12-21-2015	-0-
Location	RURAL	RURAL	-0-	RURAL	-0-
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	-0-	FEE SIMPLE	-0-
Site	TYP/224.4 AC	TYP/195.3 AC	+333,500	TYP/114.0 AC	+1,265,000
View	VERY NICE	OPEN/NICE	-0-	OPEN/WOODS	-0-
Design (Style)	RANCH/WD ST	RANCH/HARDI	-0-	RANCH/BV	-0-
Quality of Construction	1 1/2 STY/GD	1 1/2 STY/GD	-0-	1 STY/A	-0-
Actual Age	A20/E10	A19/E10	-0-	A23/E10	-0-
Condition	AVERAGE	AVERAGE	-0-	AVERAGE	-0-
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	9 3 4FIH	10 4 3FIH	+3,000	10 4 5F2H	-6,000
Gross Living Area	3,316 sq. ft.	5,939 sq. ft.	-170,495	6,897 sq. ft.	-232,765
Basement & Finished	160 sq. ft.	NONE	-0-	NONE	-0-
Rooms Below Grade	160 sq. ft.	NONE	-0-	NONE	-0-
Functional Utility	AVERAGE	AVERAGE	-0-	AVERAGE	-0-
Heating/Cooling	CHA	CHA	-0-	CHA	-0-
Energy Efficient Items	AVERAGE	AVERAGE	-0-	AVERAGE	-0-
Garage/Carport	GAR 2 / CAR 2	GARAGE/CPT	-0-	GARAGE/CPT	-0-
Porch/Patio/Deck	PORCHES	PORCHES	-0-	PORCHES	-0-
OUT BLDG.	2 BARNS	2 BARNS/POOL	-0-	3 BARNS/POOL	-0-
GUEST HOUSE	GUEST HOUSE	GUEST HOUSE	-0-	GUEST HOUSE	-0-
Net Adjustment (Total)		X + - \$ 166,005	X + - \$ 1,026,235	X + - \$ 338,910	
Adjusted Sale Price		Net Adj. 6.26 %	Net Adj. 46.12 %	Net Adj. 14.71 %	
of Comparables		Gross Adj. 19.13 % \$ 2,816,005	Gross Adj. 67.58 % \$ 3,251,235	Gross Adj. 23.23 % \$ 2,642,276	

I ☒ did not research the sale or transfer history of the subject property and comparable sales. If not, explain THE HISTORY OF OWNERSHIP OF THE APPRAISED PROPERTY AND THE COMPARABLE SALES WAS RESEARCHED.

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) TXLS AND GRIMES COUNTY APPRAISAL DISTRICT (GCAD)

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.

Data Source(s) TXLS, AUSTIN, WASHINGTON AND WALLER COUNTY APPRAISAL DISTRICT.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	2,006	UNKNOWN	2-11-2013	5-18-1994
Price of Prior Sale/Transfer	N/A	N/A	N/A	N/A
Data Source(s)	V1176 P537	UNKNOWN	V1341P539/V1376P283	V494 P720
Effective Date of Data Source(s)	3-22-2016	3-22-2016	3-22-2016	3-22-2016

Analysis of prior sale or transfer history of the subject property and comparable sales THE APPRAISED AS EACH OF THE COMPARABLE SALES HAS BEEN HELD IN CONSISTENT OWNERSHIP IN EXCESS OF 36 MONTHS WITH THE EXCEPTION OF SALE NUMBER TWO. THE AUSTIN COUNTY APPRAISAL DISTRICT DOES NOT REFLECT HISTORY OF OWNERSHIP AND THEREFORE THE INFORMATION IS NOT AVAILABLE DURING THE NORMAL COURSE OF BUSINESS.

Summary of Sales Comparison Approach HAVING RESEARCHED THE TEXAS MULTIPLE LISTING SERVICE AS WELL AS HAR, A SEARCH WAS CONDUCTED OF GRIMES, WALLER, MONTGOMERY, HARRIS AND AUSTIN COUNTIES FOR THE SALES OF RURAL PROPERTIES OF A LAND AREA SIMILAR TO THAT OF THE APPRAISED, WITH SIMILAR AMENITIES THAT HAVE CHANGED OWNERSHIP IN THE RECENT PAST. THE FIVE PRESENTED TRANSACTIONS ARE CONSIDERED TO BE THOSE MOST SIMILAR TO THE APPRAISED. AS IS TYPICAL OF RURAL PROPERTIES. *** See Additional Comments ***

Indicated Value by Sales Comparison Approach \$ 3,400,000

Indicated Value by: Sales Comparison Approach \$ 3,400,000

Cost Approach (if developed) \$ 3,576,200

Income Approach (if developed) \$ N/A

THE MARKET APPROACH TO VALUE REFLECTS THE ACTIONS BETWEEN BUYERS AND SELLERS ON PROPERTIES SIMILAR TO THAT OF THE APPRAISED. *** See Additional Comments ***

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. *** See

Additional Comments ***

Based on a complete inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 3,400,000, as of MARCH 2, 2016, which is the date of inspection and the effective date of this appraisal.

ADDITIONAL COMPARABLES

Borrower C. CRONCICH FAMILY LP											
Property Address 17223 FM 362											
City NAVASOTA			County GRIMES			State TX		Zip Code 77868			
Lender/Client SKIP/CYNDIA CRONCICH											
FEATURE		SUBJECT		COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6	
17223 FM 362				3908 FM 2935 #4			1968 EHLINGER ROAD #5				
Address NAVASOTA, TX 77868				BRENNHAM			NEW ULM				
Proximity to Subject				25.19 miles W			46.34 miles SW				
Sale Price		\$ N/A		\$ 2,875,000			\$ 2,900,000			\$	
Sale Price/Gross Liv. Area		\$ sq. ft.		\$ 1,010.90 sq. ft.			\$ 946.78 sq. ft.			\$ sq. ft.	
Data Source(s)				HODDE R.E.			DIETRA ROBERTSON				
Verification Source(s)				TXLS #81642/WCAD			TXLS #89972/CCAD				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-)\$ Adjustment		DESCRIPTION		+(-)\$ Adjustment	
Sale or Financing				CONVENTION		-0-		CONVENTION		-0-	
Concessions											
Date of Sale/Time				6-25-2014		-0-		12-5-2015		-0-	
Location		RURAL		RURAL		-0-		RURAL		-0-	
Leasehold/Fee Simple		FEE SIMPLE		FEE SIMPLE		-0-		FEE SIMPLE		-0-	
Site		TYP/224.4 AC		TYP/176.9 AC		+540,500		TYP/224.0 AC		-0-	
View		VERY NICE		OPEN		-0-		OPEN		-0-	
Design (Style)		RANCH/WD ST		RANCH/VINYL		-0-		RANCH/BRK		-0-	
Quality of Construction		1 1/2 STY/GD		1 1/2 STY/A		-0-		1 STY/A		-0-	
Actual Age		A20/E10		A37/E10		-0-		A42/E10		-0-	
Condition		AVERAGE		AVERAGE		-0-		AVERAGE		-0-	
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths			
Room Count		9 3 4F1H		8 3 3F		+4,500		8 5 2F		+7,500	
Gross Living Area		3,316 sq. ft.		2,844 sq. ft.		+30,680		3,063 sq. ft.		+16,445 sq. ft.	
Basement & Finished		160 sq. ft.		NONE		-0-		NONE		-0-	
Rooms Below Grade		160 sq. ft.		NONE		-0-		NONE		-0-	
Functional Utility		AVERAGE		AVERAGE		-0-		AVERAGE		-0-	
Heating/Cooling		CHA		CHA		-0-		CHA		-0-	
Energy Efficient Items		AVERAGE		AVERAGE		-0-		NONE		-0-	
Garage/Carport		Gar 2 / Car 2		GARAGE/CPT		-0-		GARAGE		-0-	
Porch/Patio/Deck		PORCHES		PORCHES		-0-		PORCHES		-0-	
OUT BLDG.		2 BARNS		BARN/LVQ		-0-		BARN/POOL		-0-	
GUEST HOUSE		GUEST HOUSE		GUEST HOUSE		-0-		GUEST HOUSE		-0-	
Cool/Vault											
Net Adjustment (Total)				X + -		\$ 575,680		X + -		\$ 23,945	
Adjusted Sale Price				Net Adj. 20.02 %		\$ 3,450,680		Net Adj. 0.83 %		\$ 2,923,945	
of Comparables				Gross Adj. 20.02 %		\$ 3,450,680		Gross Adj. 0.83 %		\$ 2,923,945	
ITEM		SUBJECT		COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6	
Date of Prior Sale/Transfer		2,006		7-27-2007			3-12-2002				
Price of Prior Sale/Transfer		N/A		N/A			N/A				
Data Source(s)		V1176 P537		V1252 P665			V397 P707				
Effective Date of Data Source(s)		3-22-2016		3-22-2016			3-22-2016				
Comment on Sales Comparison											

5

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

THREE VACANT PARCELS OF LAND BETWEEN 106 AND 172 ACRES HAVE CHANGED OWNERSHIP WITHIN THE PREVIOUS 23 MONTHS THAT WERE IN CLOSE PROXIMITY TO THE APPRAISED. ONE SUCH SALE CLOSE *** See Additional Comments ***

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data MARSHALL AND SWIFT VALUATION

Quality rating from cost service A/AVG Effective date of cost data 15

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

LAND VALUE WAS OBTAINED FROM SURROUNDING LAND SALES. COST NEW WAS OBTAINED FROM MARSHALL AND SWIFT VALUATION SERVICE PAGE AVG.

DEPRECIATION WAS ALLOCATED BASED UPON THE AGE/LIFE METHOD OF DEPRECIATION. ***

See Additional Comments ***

Estimated Remaining Economic Life (HUD and VA only) 45 Years

Indicated Value By Cost Approach

=\$ 3,576,241

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ / X Gross Rent Multiplier

=\$

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases

Total number of units

Total number of units sold

Total number of units rented

Total number of units for sale

Data Source(s)

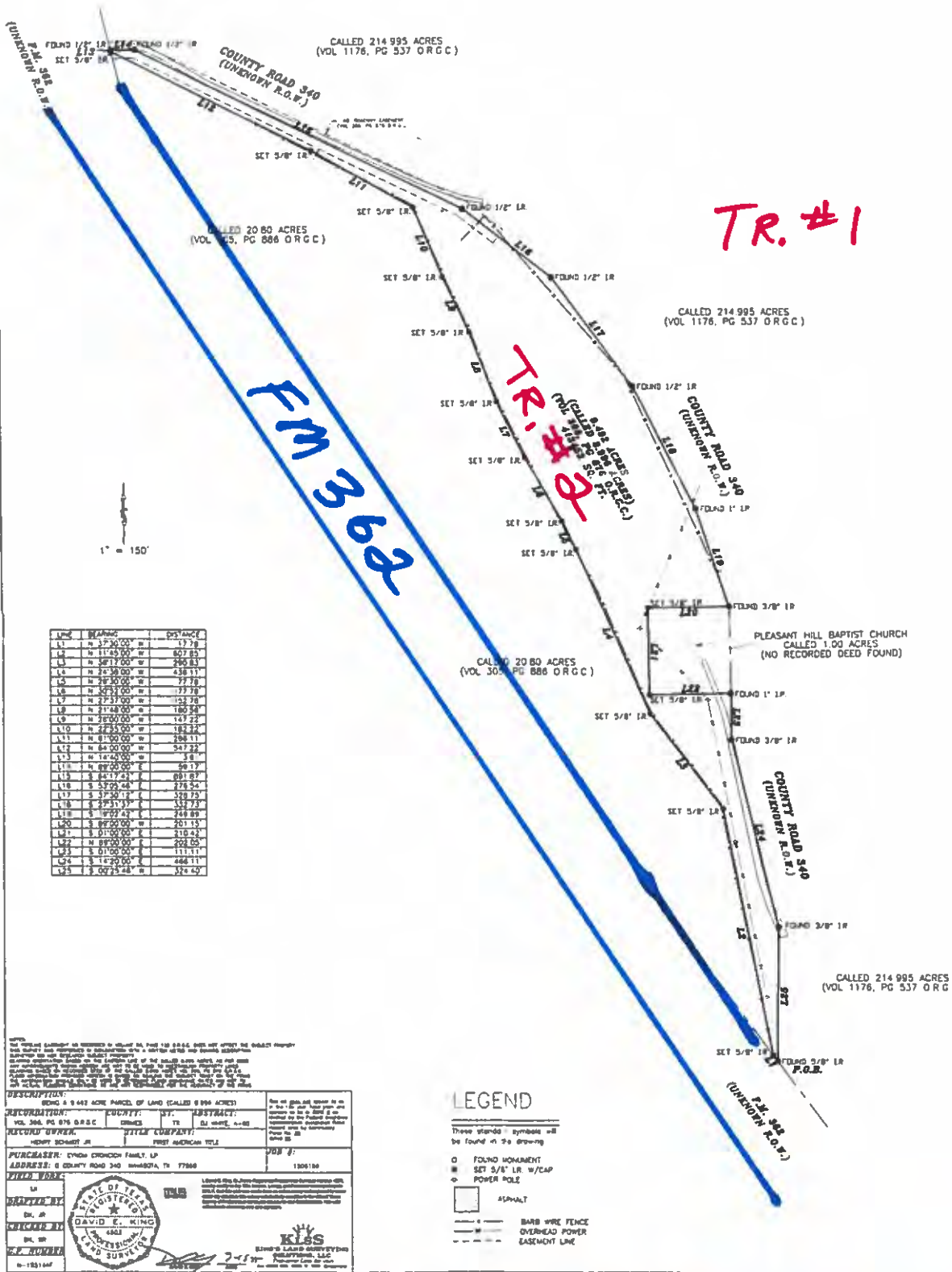
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversionDoes the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completionAre the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options

Describe common elements and recreational facilities

COST APPROACH

INCOME

PUD INFORMATION

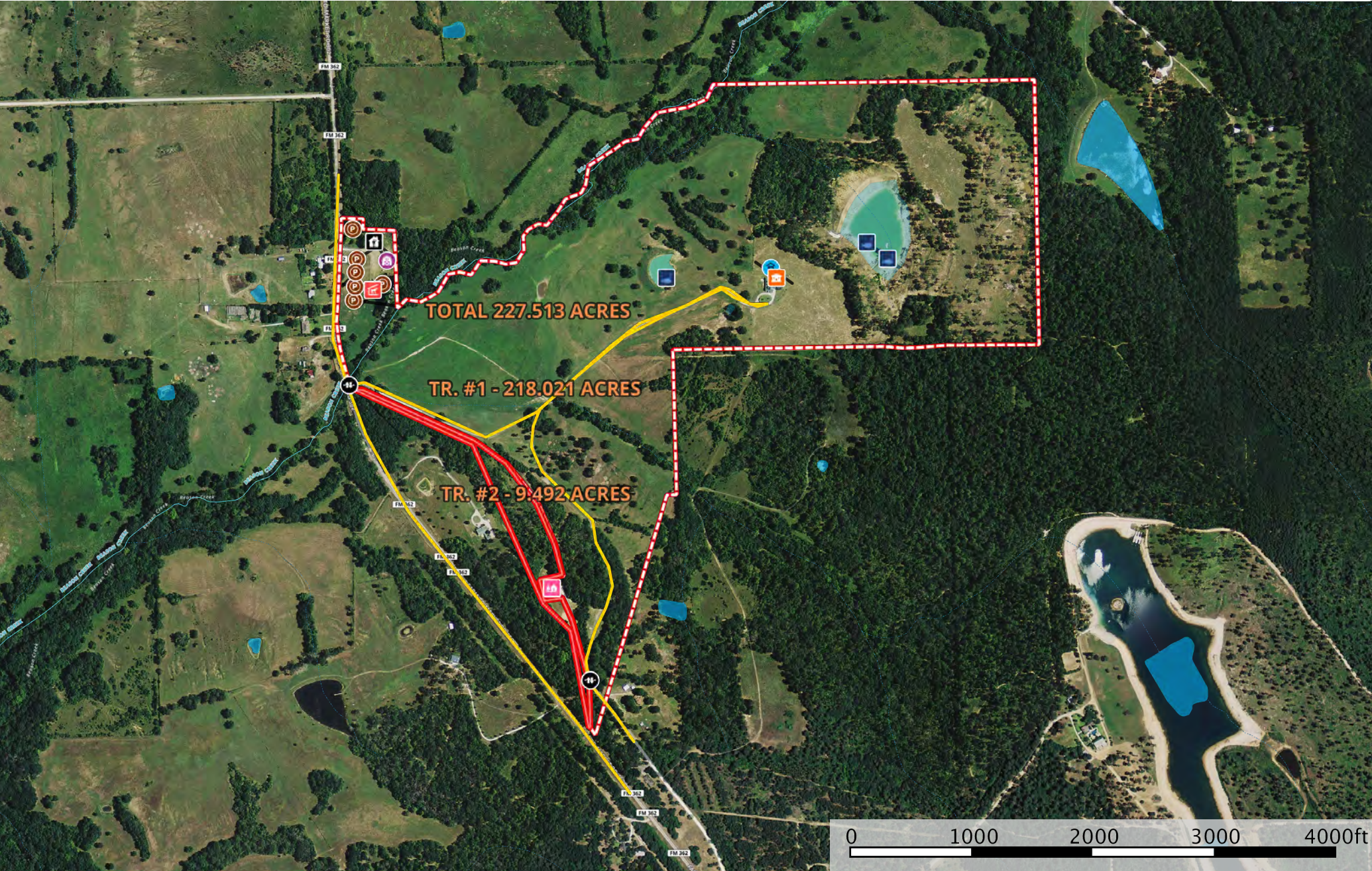


Westview Ranch - Survey Plats

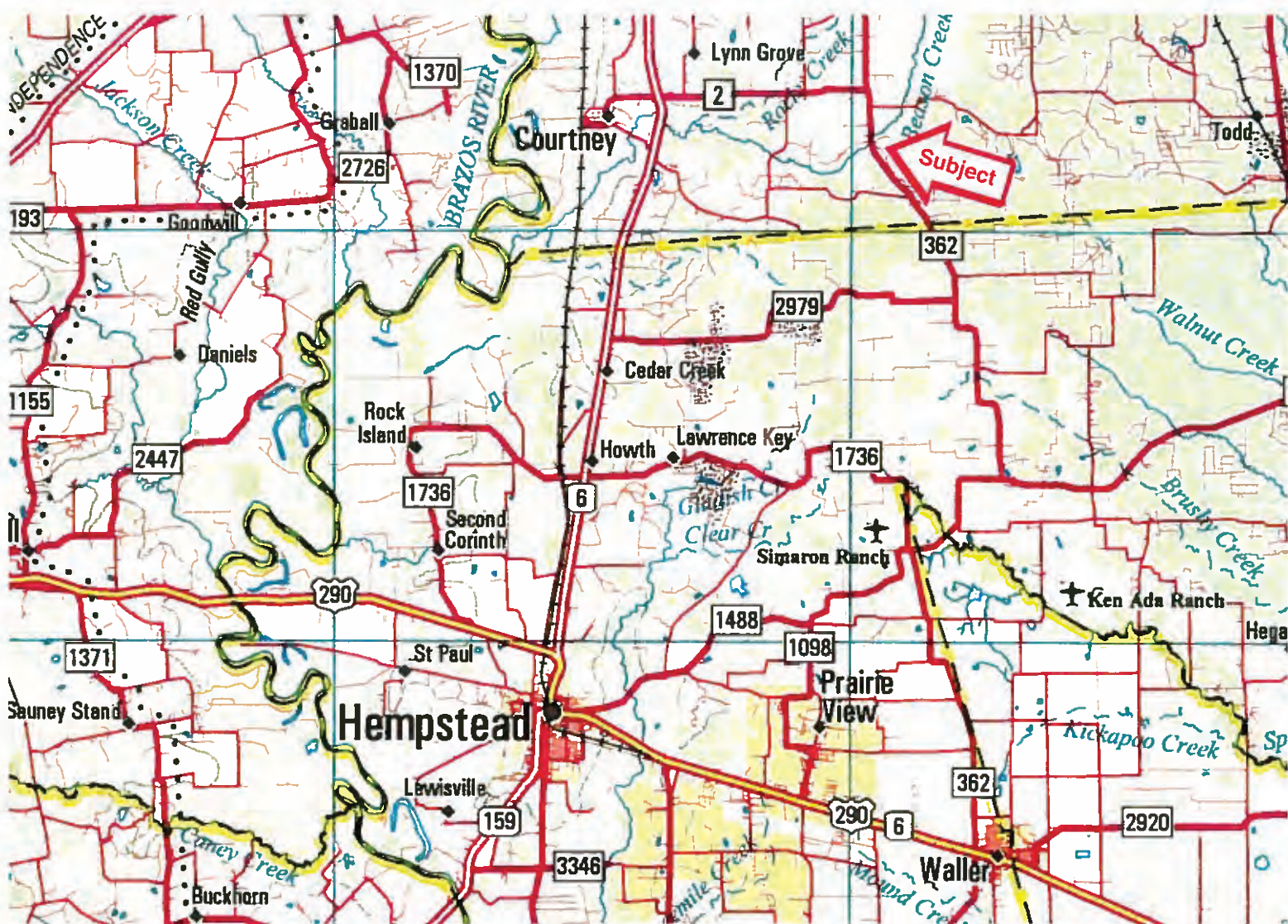
#1. 218.021 acres

#2. 9.492 acres

#3. 227.513 acres Total



- | | | | | | | | | | |
|----------|-------------|-------------|---------------------|-------------|------------|------|------|-------|--------------|
| Barn | Main House | Horse Stall | Foreman's House | Well | Pens | Gate | Pier | Cabin | Primary Road |
| Boundary | Pond / Tank | Boundary | Stream Intermittent | River/Creek | Water Body | | | | |



DIRECTIONS TO WESTVIEW RANCH 227. ACRES

Westview Ranch located at 17223 FM 362, Navasota, Texas 77868

- #1. **From Houston** go West on Hwy. 290 to Waller and exit at Buc-ee's on FM 362.
- #2. From Buc-ee's turn right (north) on FM 362 and go 5.6 miles to FM 1488.
- #3. Turn right (east) on FM 1488 and go 2.9 miles to FM 362.
- #4. Turn left (north) on FM 362 and go 8.4 miles (past Camp Allen) to the Westview Ranch gate on right.

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

Westview Ranch

Navasota, Tx

For More Information Contact: Bill Johnson & Associates Real Estate
420 East Main Bellville, Texas 77418
979-865-5969 or 281-463-3791 or 979-992-2636 www.bjre.com



Information About Brokerage Services

11-2-2015

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.

<u>BJRE Holdings L.L.C.</u>	<u>9004851</u>	<u>kzapalac@bjre.com</u>	<u>(979) 865-5969</u>
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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William Johnson

Phone: 979 865 5466

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