

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 the 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 I 281-463-3791 I 979-992-2636
www.bjre.com





Although nearly impossible to capture the true beauty of a sunset, 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.





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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 I 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.



The ranch has the following barns and outbuildings: A large $36^{\circ}X$ 72° metal horse barn with 7 stalls on a concrete slab, with an attached $14^{\circ}X$ 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.



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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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LOT OR ACREAGE LISTING

Location of F			es south of Navaso		362				ıg # 9		
Address of F	roperty:		M 362, Navasota,						d Froi		1,190. ft.
County:		Grimes		Paved Road:			ign on Prope			YES	X NO
Subdivision:		None					mensions:	227.5		cres	•
Subdivision		YES		Mandatory N	Membership in Pr			Ш	YES		NO
Number of A		227.5130	<u>)</u>		<u>Improveme</u>						
Price per Ad	cre (or)			!	Home:	YES	NO NO	See H	OME li	sting if	Yes
Total Listing		\$2,950,0	00.00		Buildings:	Guest H	ouse	28 <u>.0</u> '	' X 40	.0'	
Terms of Sa	ale:				1						
	Cash:		X YES	☐ NO	Barns:		lorse Barn				
	Seller-Finance		YES	☐ NO			ered Area				
	SellFin. Ter				₌	Equipme			X 80		
	Down Payn			!	Others:						
	Note Period			!		Carriage		20.0	' X 32	.0'	
	Interest Ra				Approx. % V			d E	1		
	Payment M Balloon No		Mo. Qt.		Type Trees:				Im /ES	NC	`
	Balloon ino	te: \square	ш	NO 2.	Fencing:	Perimete Conditio)
			Number of Years	<i>/</i> :	41	Cross-Fe		Good	I (ES	1 40	
Property Ta	xes:		R14775 R149	918 2015		Conditio	•	W		NC)
School:	\$		•	7,142.52	Ponds:		of Ponds:			2	
County:	\$			3,255.38			s 2 to 3 acr		pond	ls 1/2	acre each
FM/Rd/Br.:	\$				Creek(s):	Name(s)			on Cr		
Hospital:	\$										
City:	\$				River(s):	Name(s)):				
TOTAL:	\$			10,397.90] 						
Agricultural I	•		Yes No		Water Well(<u>2 wat</u>	ter we	ells	
School Dist		Navasota	<u>a</u>	I.S.D.	Year Drilled		<u>& 2010</u>	- 🖂			П
Minerals an				** ***	Community				YES		NO
Seller believes	Unknown			*Minerals *Poyalty			Vater Supp				
	Unknown Any Owned	- Conveys		*Royalty Minerals	Electric Ser		/IOEr (Ivaii	ne).			
Seller will	Any Owned			ivilnerals Royalty	Mid South S Gas Service		- (Name):				
			and royalty reservations	_ ' '	Navasota Ga		<u>f (ivanie).</u>				
Leases Affe			NO royally reservations		Septic Syst		Many:	· 1 - in	2005		
Oil and Gas Lea		Yes	No No		Year Installed			<u>. 1</u>	2002		
Lessee's Name:]		!	Soil Type:						
Lease Expiration					Grass Type(s):	: Coastal	Bermuda				
					Flood Hazard	d Zone: Se	ee Seller's				
Surface Lease:		Yes	No No	,	determined b						
Lessee's Name:		'		!	Nearest Tov			Nava	isota,	Texas	3
Lease Expiration				 !	-11	e: <u>12.0 mile</u>	es				
Oil or Gas L			Yes	X No	Driving time fron				inutes	3	
Easements Pipeline:			. ,				Information				_
Roadway:			0 and FM 362	'	SEE AT	TACHED	LIST OF	ALL	IMP	ROVE	<u>MENTS</u>
Electric:			rgy Service Line	!	↓						
•	Century Lin			!	<u> </u>						
Water:	G & W Wat			!	╢———						
Other:	Access to 0		etery ND ASSOCIATES	THE LETAT	 	7 MILL CC		- IE E	· IVE	חופ	
	BILL JUN		PANIED BY HIS C						SU T E	K IS	



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MAIN HOME LISTING

Address of H	lome:	17223 FM 362,	Navasota,	Texas 77	868	<u> </u>		Listing #: 9	5303
Location of F	Home:	12.0 miles south							
County or Re	egion:	Grimes		,		For Sale Sign	on Property?	YE	s X NO
Subdivision:	·	None				Property Si		227.513 ac	res
Subdivision I	Restricted:	YES	NO N	Mandatory N	Membership in	Property Ow	ners' Assn.	YES	NO
Listing Price	e:	\$2,950,000			Hom <u>e F</u> eat	ues		<u>—</u>	<u>—</u>
Terms of Sa		· , ,				Ceiling Far	ns No.	2 in ho	use; 5 on porch
Cash:		⊠ YES Γ	□ NO			Dishwashe			,
Seller-Finance	ce:	YES	NO			Garbage D			
SellFin. Term	ns:					Microwave (•		
Down Payme						Kitchen Range	·	Gas	Electric
Note Period:						Other	` ' '	Double Oven, Ice N	■ Maker, Extra Refrigerator
Interest Rate					Items Specifica	ally Excluded from	om The Sale: LIS		
Payment Mo	de:	Mo. C	Qt. S.A.	Ann.			rn and home:		
Balloon Note		YES	NO	_	'				
Number of Yo	ears:	<u>—</u>	_						
					Heat <u>an</u> d A	ir:			
Size and Co	nstruction:					Central Heat	Gas 🔀	Electric	2 & 2
Year Home v	vas Built:	1996				Central Air	Gas	Electric	4
Lead Based Pair	nt Addendum Requir	ed if prior to 1978:		YES		Other:		_	
Bedrooms:	3	Bath: 4	·.5			Fireplace(s	s)		
Size of Home	(Approx.)	3,596 L	_iving Area	a Owner		Wood Stov	e		
		5,716 To	tal Area	a Owner		Water Heate	er(s):	Gas	Electric
Foundation:	Slat Pi	er/Beam Othe				75 gal. wat	er heater	Propane	<u> </u>
Roof Type:	Metal	Year Ins	stalled: 200	8-2010	Utilities:				
Exterior Con	struction:	Cedar Siding			Electricity P			Mid South Ene	ergy
					Gas Provide			Navasota Gas	1
Room Meas		_APPROXIMATE \$			Sewer Prov			Private Septic	
Basement:		th 1/2 bath 6.0' X			Water Provi				W Water Supply
Dining Room:		ardwood flooring			Water Well:	X YE€	NO Depth:		500 ft
Kitchen:		ardwood flooring					Year Drilled:		2010
Family Room:		ardwood flooring			Average Uti	ility Bill:	Monthly:	\$216.33	B electric home
Utility Room:	13.0' X 8.0'		1		_				
Bath:		upstairs)	Tub		Taxes:	R14775 & R	14918	_Year	2015
Guest Bath:	9.5' X 8.0'	\longrightarrow	Tub	Shower					\$7,142.52
Mster Bath:	21.0' X 15.5'	X	Tub	Shower	,				\$3,255.38
Mstr Bdrm:		ardwood flooring		4-:\	FM/Rd/Br:				\$0.00
Bedroom:		ardwood flooring			Hospital:				\$0.00
Bedroom:		ardwood flooring		stairs)	City:				\$0.00
Office:		ardwood flooring ardwood flooring			Taxes: School Dis			Noveosto I	\$10,397.90
Sitting Area:	23.0 X 19.0 11 Carport:				School Dis	urici.		Navasota I	<u>3D</u>
Garage:		No. of Cars: 3 car G	sarage; ∠ car		Additional	Information			
Porches:	24.5' X 36.5' Garaç	je I A	illached /	Detached	Additional	illiorillatioi	1.		
	10 0' Y 60 0' h	ardwood flooring	(wran arou	ınd)	SEE	ATTACHE	LIST OF A	ALL IMPRO	VEMENTS
Side: Size:	5.0' X 24.0' a		(wrap arou	uriu)	<u> </u>	ALIACILL	LIST OF A	ALL IIVIFIXC	VENILIAIS
		1/2 moon shape f	front)	Covered	New Kitche	n Aide			
Deck: Size:	19.0 X 39.0 (1/2 IIIOOII SIIape I	iont)		New Kitche		<u> </u>		
Fenced Yard:	Yes with cattle	nuard		JOVETEU	Water Cond		<u>. </u>		
Outside Stor		No Size: 20.' X 3	32 ' carriage h	nouse	Surround S				
Catolac Otol	Construction:	Wood frame and sla		10030			Sarage Painte	ed 2015	
TV Antenna		Dish Dish	Cable	$\neg \neg$	l loude i dill		Janago i airitt	20.0	
	RILL IOHNSO	N AND ASSOC		ΔΙ Εςτ/	TE COMP	ANY WII I	CO-BROKE	R IF RIIVE	R IS

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



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GUEST HOME #1 LISTING

Addross of L	omo:	17000 FM 260	Nevees	o Toy	2706	20			- Lietina	#. OEOC	12
Address of H	-	17223 FM 362,							Listing	#: 9530	13
Location of H		12.0 miles sout	n of Nav	asota,	IX ON F	IVI 362				VEC	N NO
County or Re	egion:	Grimes						n on Property?	227.54	YES	X NO
Subdivision:		None					Property S		227.51		
Subdivision F	Restricted:	YES	NO	Ma	ndatory N	Membership i		wners' Assn.		YES [NO
Listing Price		\$2,950,000				Hom <u>e F</u> ea					
Terms of Sa	<u>le</u>		_				Ceiling Fa	ıns No.			
Cash:		X YES	∐ NO				Dishwash	er			
Seller-Finance	ce:	YES	U NO				Garbage I	Disposal			
SellFin. Term							Microwave	(Built-In)	_		
Down Payme	ent:						Kitchen Rang	ge (Built-In)	Gas	F	Electric
Note Period:							Other				
Interest Rate						Items Specific	cally Excluded t	from The Sale: LIS	ST:		
Payment Mo			Qt.	S.A.	Ann.						
Balloon Note	:	YES		NO							
Number of Ye	ears:										
						Heat and A	Air:	_			
Size and Co	nstruction:						Central Heat	Gas	Elect	tric	1
Year Home w	vas Built:	2000					Central Air	Gas	Elect		1
Lead Based Pair	nt Addendum Requ	ired if prior to 1978:			YES		Other:				
Bedrooms:	2	Bath:	2	•			Fireplace((s)			
Size of Home	(Approx.)	1,120	Living	Area			Wood Sto				
	,	1,120	Total			\bowtie	Water Heat	ter(s):	Gas	\boxtimes	Electric
Foundation:	Slat	Pier/Beam X Oth	ner	Mobile	home	l —					
Roof Type:	Metal	Year	nstalled:	2000		Utilities:					
Exterior Cons	struction:	Masonite Sidin	g			Electricity I	Provider:		Mid Sout	n Energy	
						Gas Provid	der:		Navasota	Gas	
Room Meas	urements:	APPROXIMATE	SIZE:			Sewer Pro	vider:		Private S	eptic	
Living Room:	14.0' X 28.0'	_				Water Prov	vider:				ater Supply
Dining Room:						Water Well:	YE	NO Depth			ter Supply
Kitchen:	12.0' X 14.0'	with Dinette						Year Drilled			
Family Room:						Average U	tility Bill:	Monthly:			
Utility Room:	6.5' X 7.0'						•	•			
Bath:	5.0' X 6.5'		Tub		Shower	Taxes:	R14775 8	& R14918	Year		2015
Bath:			Tub		Shower	School:			_		\$7,142.52
Mster Bath:	5.5' X 14.5'		Tub		Shower	County:					\$3,255.38
Mstr Bdrm:	14.0' X 5.5'			•		FM/Rd/Br:					\$0.00
Bedroom:	14.0' X 12.0'					Hospital:					\$0.00
Bedroom:	10.5' X 10.5'					City:					\$0.00
Bedroom:						Taxes:					\$10,397.90
Other:						School Di	strict:		Navas	ota ISD	
Garage:	Carport:	No. of Cars:									
Size:	· <u> </u>		Attached		Detached	Additional	I Informatio	n:			
Porches:											
	10.0' X 24.0'					SEE	ATTACHE	D LIST OF	ALL IM	PROVE	MENTS
Side: Size:											
Deck: Size:					overed						
Deck: Size:					overed						
Fenced Yard:						Guest Hou	ise is a Dou	ble Wide Mob	ile Home	- 2000	model
Outside Stora	age: Yes	No Size:									
	Construction:										
TV Antenna		Dish	Cá	able							
	BILL JOHNS	ON AND ASSO			L ESTA	TE COMP	ANY WII I	CO-BROKE	R IF BI	JYFR I	S
•		COMPANIED								\	_

WESTVIEW - CRONCICH 02-25-16 17223 FM 362, Navasota, Texas

2/24/2016

Westview - Croncich Improvements 02-25-16 Itemized List #1

			MESTALEM CRONCIOL 02 25 46
11 //		0 1	WESTVIEW - CRONCICH 02-25-16
Item #	Year	Cost	Total Cost of All Improvements Since Purchase in 2006
#1	2007	\$36,000	Paved Road from FM 362 to house
"0	0040	* 44.000	
#2	2010	\$11,366	Road repair from FM 362 to house
#3	2009	\$66,678	Cleared Land East of house and constructed Small Lake in front of house
#3	2009	φου,υτο	Cleared Land East of flouse and constructed Small Lake in front of flouse
#4	2009-10	\$294.086	Cleared Land and constructed Big Lake and dock, in back of house
	2000 10	Ψ201,000	erodrod Edita dria constitucion big Edito dria dost, in back of riodoc
#5	2008	\$44,900	Main House - Installed New Roof
#6	2010	\$18,668	Main House - 2 new A/C Units
#7	2010	\$11,673	Main House - Drilled New Water Well
#8	2014	\$835	Main House - New Galvanized Pressure Tank
#9	2014	\$1,500	Main House - New Water Softner
#10	2009	\$4,869	Main House - Water Heater, plumbing and circulation pump
#11	2013	\$1,448	Gate Opener and Drive Out
#12	2009	\$2,842	Water Pump and Control Board
#13	2009		Replaced Windows - Main House
#14	2014		Replaced Windows - Main House Office and bathroom
#15	2015		Replaced Windows - Main House Upstairs Landing and Dormers
#16	2011		Replaced Windows - Main House, Bath and Exercise Room
#17	2011	\$2,248	Replaced Windows - Main House, Garage
#40	0040	#0.004	
#18	2016	\$6,304	Repaint Garage and repair sheetrock - Main House
#19	2010-11	\$3,463	Guest House - Paint and Repairs
#13	2010-11	φ3,403	Guest House - Failit and Repails
#20	2015	\$2,669	Guest House - New A/C unit
"20	2010	Ψ2,000	Custinate Them?
#21	2014	\$4,000	Painted Main House and Garages - paint only - (brother in-law furnished labor)
	-	· , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , ,
#22	2012	\$0	Replaced Electronics (TV, Amp, Receiver, etc.) cannot find receipts
#23	2012		Replaced Appliances Main House - Washer and Dryer
#24	2012		Replaced Appliances Main House - Microwave
#25	2012		Replaced Appliances Main House - Ice Maker
#26	2011		Replaced Appliances Main House - Dishwasher
#27	2015	\$8,280	Replaced Appliances Main House - Refrigerator
TOTAL		\$555,637	WESTVIEW - CRONCICH 02-25-16
TOTAL		φυυυ,ου /	
			Total Cost of All Improvements since purchase in 2006
			WESTVIEW 227 acres at Navasota, Texas



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 <u>Appraisal Value 08-23-16</u> 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

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

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

www.bjre.com



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 March 28, 2016

SKIP/CYNDIA CRONCICH 17223 FM 362 NAVASOTA, TEXAS 77836

Property -

1 operty

Borrower -File No. -

Case No. -

17223 FM 362

NAVASOTA, TX 77868 C. CRONCICH FAMILY LP

201622

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

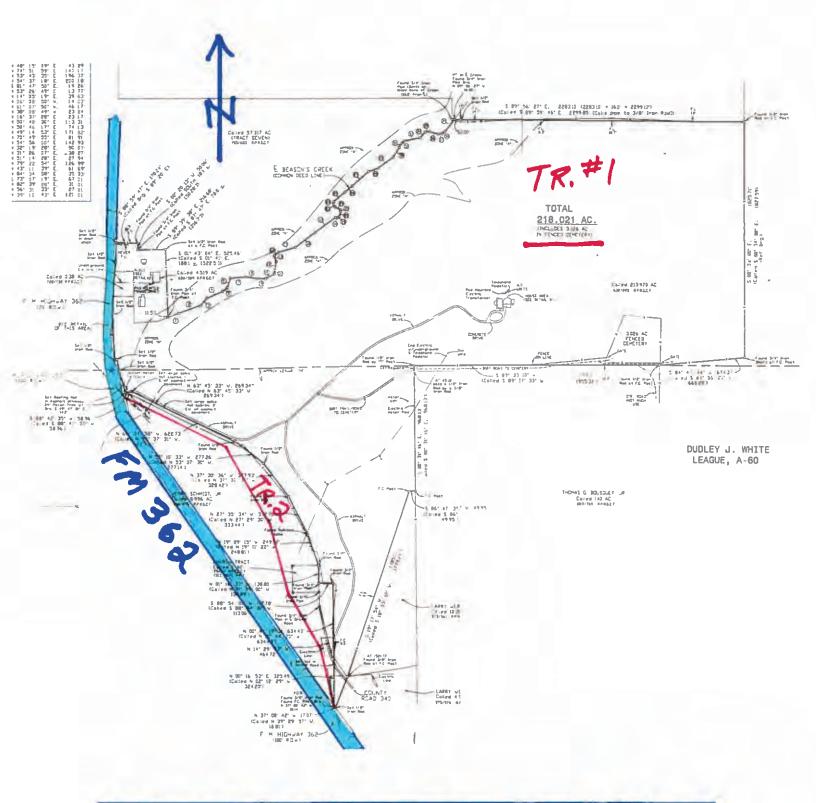
	The purpose of this su	mmary appraisal rep	ort is to provide				v aupourted		market val	ue of the sub	
	Property Address 17	a rate to the contract of the			1	City NAVASO		State T		Zip Code 77	
и	Borrower C. CRONC	The state of the s		Owner of Bu	blic Record	RONCICH FAMILY		-	RIMES		- Gut
						D *** See Additiona			Kurico		
			Charles and the second	1 30, IK	1C 1 20-2 AIN		u Commer		- 1 15 112 5	OUD!	_
S	Assessor's Parcel#	Control of the last of the las				Tax Year 2016		RETAX	UNKN		
B	Ne abborhood Name	SOUTHERN GE				Map Reference LO	71.2		Census Trac	7	
13	Occupant X Owne		/acant	Special	saments \$		PUD	HOA \$	-	peryear	per month
E	Property Rights Apprais	sed X Fee Simple	0	biom	Other (describe	a)					
C	Assignment Type	Purchasa Transac	tion Refinar	nce Transact	ion X Other	(describe) MARKET	VALUE				
Т	Lender/Client SKIP/	CYNDIA CRONC	ICH	-	Address 17223	FM 362, NAVASO	TA, TEXA	AS 77836			
п	The second secon					welve months prior to the	Acres de la company de la comp	THE PERSON	raisal?	Yes X	No
п				A THE WAY THE STATE OF	Control of the Contro	STANDING OF	and the second	Acres and the second		10 to	
ш	IS NOT CURRE	THE RESERVE OF THE PERSON NAMED IN	CONTRACTOR OF THE PARTY OF THE	11 19 11	IL CHECK	TANKING OF	THE BL	KAISLK	THE TRO	I ISIN I	
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N	CONTRACT FO	RSALE					Fari	-			
IJ	Contract Price \$ N/A	Date of Contra	ct N/A	is the pro	porty seller the c	owner of public record?	X Yes	No Da	ta Source(s)	GCAD	-
R	is there any financial	assistance (loan char	ges, sale concesi	sions, gift or	downpayment if	assistance, etc.) to be ;	paid by any	party on beha	if of the bor	rower?	res X No
Ĉ	If Yes, report the total	dollar amount and a	describe the items	to be paid.	IT IS THE	UNDERSTAND	DING TH	IE APPRAI	SED IS	TOP	140,000
Ť	CURRENTLY U	NDER CONTRA	ACT FOR SA	LE.							
m				-							
	Note: Race and ti	no racial compor	iltion of the or	elghborhe	od are not a	poraisal factors.					
		od Characteristics				pusing Trends		One-Unit	louelss	Percent 1	and Use %
N		Suburban X				F-17-1	Do officials				
Ē	Location Urban	- Daniel - Daniel	9	erty Values	Increasing	100	Declining	PRICE	AGE	One-Unit	85.0 %
Л		3% X 25-75%	Under25% Demi	-	Shortage		OverSupply	\$(000)	(yrs)	2-4 Unit	96
G	Growth Rapid	X Stable	Slow Mark	teting Time	Under 3 mth	X 3-6 mths C	Over6 mths	300K Lov	20	Multi-Family	96
Ħ	Neighborhood Boundar	tes THE APPR	AISED IS LO	OCATED	WITHIN T	THE		3 MIL High	100	Commercial	96
ВО	NORTHWEST P	ORTION OF	See Addi	tional Co	mments	•		750K Pres	50	Other	15.0 %
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	Dimensions NO SUR	VEY PROVIDED			Area 224,487	7 AC P/CAD si	hape IRRE	GULAR	View V	ERY NICE	
	Specific Zoning Classifi	cationNONE		Zor	ning Description	NONE		444		3.7	
	Zoning Compliance	Legal	Legal Nonconform	ing (Grande	Bered Use)	W No Zoning	Illegal (describe)			
	Is the highest and best u	se of the subject proper	riyas improved (or:	as proposed	per plans and spe	cifications) the present us	se? X Y	es No	f No, describ	•	
	*** See Additional			-			1000				
	Utilities Public	SANCE OF THE PARTY		Per	blic Other (describe)	Off-elb	e Improvem	nts_Type	e Public	Private
s	Electricity X		Water	The same of the sa	-	VELL (2)	Street	ASPHALT	-	X	
Ι÷	The state of the s	X PROPANE		-	THE RESERVE TO THE PERSON NAMED IN	Statement Wilder	-				
Ė	Gas	1.1-21		ry Sewer		EPTIC (2)	Alley	NONE			2 2212
	FEMA Special Flood I			MA Flood	- American	FEMA Map No. 4				VA Map Date 4	3 2012
	Are the utilities and of				X Ye			See Additio	-		
	The second secon					nvironmental conditions,			-	If Yes, describe	
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There are 5 comp			ject neighborhood ra	The second secon		2,000,000.00		to \$ 4	500,000 00
	arable sales in the subject	neighborhood within the	past twelve months	ranging In sale p	rice from \$	2,225,000	,00	to \$ 2	,900,000,00
FEATURE	SUBJECT	COMPARABLE	SALE # 1	COMF	PARABLE S	SALE # 2		COMPARABL	E SALE#3
17223 FM 362		3061 COSHATTE	-1	2855 CLEMO	ONS SWI	TCH ?	37813	FM 1488	# 2
Address NAVASC	TA, TX 77868	BELLVILLE		BROOKSHIP	RE	-OC	HEMP	STEAD	
Proximity to Subject		28.07 miles SW		30.65 miles S			9.60 m	niles S	
Sale Price	s N/A		2,650,000		S	2,225,000		5	2,303,366
Sale Price/Gross Liv Area	s sq.ft.	s 446.20 sq.n.		s 322.60 ·	sq. ft.		s 4	79.67 sq. n.	
Data Source(s)	-	REMAX TRAILS W	EST	McGUIRT &		1	MART	THA TURNER	R.E.
Verification Source(s)		TXLS#84214/ACAD		HAR # 18589				# 36713517/W	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPT		+(-)\$ Adjustment	71 0 11 1	SCRIPTION	+(-)\$ Adjustment
Sale or Financing		CONVENTION		CONVENTIO	-			ENTION	-0-
Concessions		CONTRACTOR	-0	CONTENTIO	J.,		COIT	LITTION	
Date of Sale/Time		5-15-2015	-0-	7-22-2015		-0-	12-21	2015	-0-
Location	RURAL	RURAL		RURAL			RURA		-0-
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE	1		-	IMPLE	-0-
Site	TYP/224.4 AC	TYP/195.3 AC		TYP/114.0 A		+1.265.000			+437,000
View	The state of the s	OPEN/NICE	1	OPEN/WOOI				TREES	
	VERY NICE	RANCH/HARDI		RANCH/BV	03			H/STUCCO	-0-
Design (Style)	RANCH/WD ST				-		LSTY		-0-
Quality of Construction	1 1/2 STY/GD	1 1/2 STY/GD	-0-	I STY/A	-				1 2
Actual Age	A20/E10	A19/E10		A23/E10	-		A19/E	4.7	-0-
Condition	AVERAGE	AVERAGE	-0-	AVERAGE		-()-	AVER		-0-
Above Grade	Total Borms. Baths	Total Borms. Baths		Total Barms.	Baths		Total		
Room Count	9 3 4F1H	10 4 3F1H	+3,000		5F2H	-6,000		7 5F	-1,500
Gross Living Area	3,316 ag n.	5,939 sq. n	-170,495		eq. R.	-232,765		802 sq.n.	-96,590
Basement & Finished	160 sq. ft	NONE		NONE			NONE		-0-
Rooms Below Grade	160 sq. fi.	NONE	- T	NONE			NONE	7.2.6	-0-
Functional Utility	AVERAGE	AVERAGE	-0-	AVERAGE		-0-	AVER	AGE	-0-
Heating/Cooling	CHA	CHA	-0-	CHA		-0-	CHA		-0-
Energy Efficient Items	AVERAGE	AVERAGE	-0-	AVERAGE		-0-	AVER	AGE	-0-
Garage/Carport	GAR 2 / CAR 2	GARAGE/CPT	-0-	GARAGE/CP	T	-0-	GARA	GE/CPT	-0-
Porch/Patio/Deck	PORCHES	PORCHES	-0-	PORCHES		-0-	PORC	HES	-0-
OUT BLDG.	2 BARNS	2 BARNS/POOL	+0-	2 BARNS/PO	OOL	-0-	3 BAR	NS/POOL	-0-
GUEST HOUSE	GUEST HOUSE	GUEST HOUSE	-0-			1000	1	T HOUSE	-0-
7.110.110.110	20020100100	P-1-1-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-							
Net Adjustment (Total)		X	s 166,005	X -	- 1	1.026.235	TX.		s 338,910
Adjusted Sale Price		Net Adj 6.26 %	-	Net Adj. 46	12 %		Net Ad	14.71 %	
of Comparables		Gross Adj. 1913 %	s 2.816.005	Gross Adj 67	58 % \$	3,251,235	Gross /	Adj. 23.23 %	s 2,642,276
1 X did did no	ot research the sale or tra	nsfer history of the subject	property and comp	amble sales. If	not, explain	THE HIST	ORY	OF	
OWNERSHIP OF	THE APPRAISED	PROPERTY AND	THE COMP	ARABLE S	ALES V	VAS RESEA	RCHE	ED.	
My research did	X did not reveal an	v neior sales or transfers o	f the subject proper	v for the three w	ears erior t	o the effective date	of this	anoraisa!	
My research did	particular to the second second second	y prior sales or transfers o			ears prior t	o the effective date	of this	appraisal.	
Data Source(s) T)	LS AND GRIMES C	OUNTY APPRAISAL	DISTRICT (GC	AD)					
Data Source(s) T) My research did	X did not reveal an	OUNTY APPRAISAL y prior sales or transfers of	DISTRICT (GC f the comparable sa	AD) les for the prior y	year to the	date of sale of the			
Data Source(s) T) My research did Data Source(s) T)	(LS AND GRIMES C X did not reveal and (LS, AUSTIN, WASH	OUNTY APPRAISAL y prior sales or transfers of INGTON AND WALL	DISTRICT (GC f the comparable sa LER COUNTY /	AD) les for the prior y APPRAISAL D	year to the	date of sale of the	compan	able sale	00 0000 3
Data Source(s) TX My research did Data Source(s) TX Report the results of the	(LS AND GRIMES C X did not reveal and (LS, AUSTIN, WASH	OUNTY APPRAISAL y prior sales or transfers of INGTON AND WALL of the prior sale or transf	DISTRICT (GC) f the comparable sa LER COUNTY / fer history of the s	AD) les for the prior y APPRAISAL Dubject property of	year to the DISTRIC and compa	date of sale of the	compan	able sale.	
Data Source(s) My research did Data Source(s) Report the results of the	X did not reveal an X did not reveal an X S, AUSTIN, WASH research and analysis of	OUNTY APPRAISAL y prior sales or transfers of INGTON AND WAL of the prior sale or transf SUBJECT	DISTRICT (GC of the comparable sa LER COUNTY / fer history of the a COMPARABL	AD) les for the prior y APPRAISAL Dubject property of	year to the DISTRIC and compa	date of sale of the T, srable sales (repo	compan n addill	able sale onal prior sales COMPAR	on page 3) ABLESALE#3
Data Source(s) My research did Data Source(s) Report the results of the ITEM Date of Prior Sale/Transfer	X did not reveal and X did not reveal and X AUSTIN, WASH research and analysis of 2,006	OUNTY APPRAISAL y prior sales or transfers of INGTON AND WAL, of the prior sale or transf SUBJECT	DISTRICT (GC of the comparable se LER COUNTY / for history of the se COMPARABL UNKNOWN	AD) les for the prior y APPRAISAL Dubject property of	year to the DISTRIC and compa CON 2-11-201	date of sale of the T, srable sales (repo	compan n addill	onal prior sales COMPAR 5-18-1994	
Data Source(s) My research did Data Source(s) Report the results of the ITEM Date of Prior Sele/Transfer	X did not reveal and X did not reveal and X did not reveal and X s. AUSTIN, WASH research and analysis of 2,006 or N/A	OUNTY APPRAISAL y prior sales or transfers of INGTON AND WAL of the prior sale or transf SUBJECT	DISTRICT (GC f the comparable sa LER COUNTY / fer history of the a COMPARABL UNKNOWN N/A	AD) les for the prior y APPRAISAL Dubject property of	gear to the DISTRIC and compa GON 2-11-201 N/A	date of sale of the T. srable sales (repo	compan n addill	onal prior sales COMPAR 5-18-1994 N/A	
Data Source(s) My research did Data Source(s) Report the results of the ITEM Date of Prior Sale/Transfel Price of Prior Sale/Transfel Data Source(s)	X AND GRIMES COLOR AND GRIMES COLOR AND GRIMES COLOR AND GRIMES COLOR AND CO	OUNTY APPRAISAL y prior sales or transfers of INGTON AND WAL, of the prior sale or transf SUBJECT	DISTRICT (GC f the comparable sa LER COUNTY / fer history of the a COMPARABL UNKNOWN N/A UNKNOWN	AD) les for the prior y APPRAISAL D ubject property of ESALE#1	con 2-11-201 N/A	date of sale of the T. srable sales (reperpendent of the Sales (reperpenden	compan n addill 2	onal prior sales COMPARA 5-18-1994 N/A V494 P720	
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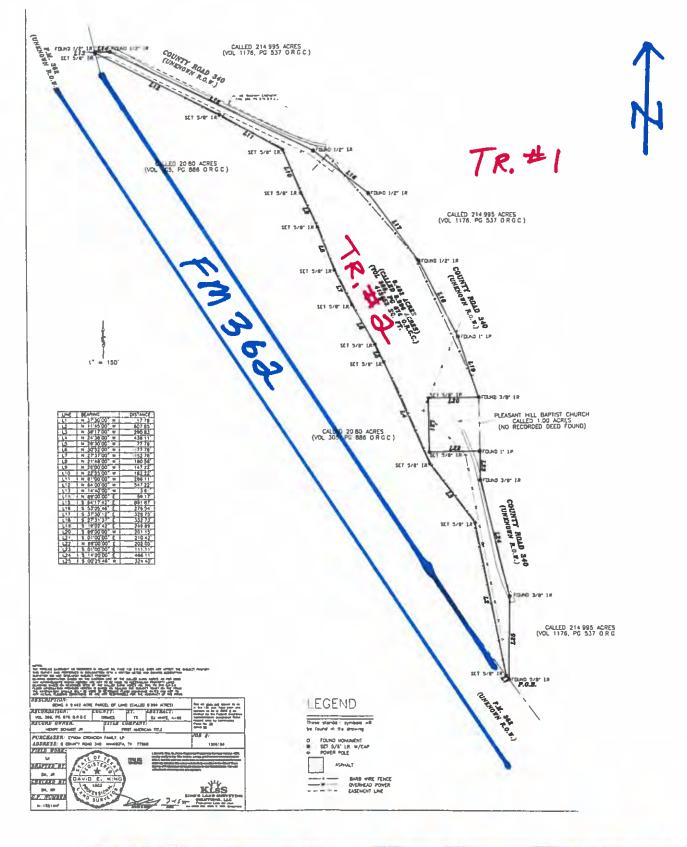
FIIe No. 201622

Borrower 1722	C. CRONCICH FAM	ILY LP			_			
	23 FM 362	Chierre		Dieta TV			Zip Code 77868	
ender/Client	SKIP/CYNDIA CRO	Inty GRIMES		State TX	_		Zip Code 77868	
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 4	COMP	ARABIE S	SALE NO. 5	COMPARABLE :	SALE NO 6
17223 FM 362	3000001	3908 FM 2935	100	1968 EHLI		THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	001111 / 11 01 0 0 0 1	J 110 1
	OTA, TX 77868	BRENHAM 2	+ 7	NEW ULM		350		
Proximity to Subject		25.19 miles W		46.34 miles				
Sale Price	s N/A	Charles and the Control of the Contr	2,875,000		s	2,900,000	s s	
Sale Price/Gross Liv Area	S sq.ft.	s 1,010.90 mg. ft.		\$ 946.78	sq.ft.		eq ft.	
Data Source(s)		HODDE R.E.		DIETRA RO	OBERTS	ON		
Verification Source(s)		TXLS #81642/WCAI	D.	TXLS#899	72/CCAD			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRI		+(-)\$ Adjustment	DESCRIPTION	+(+)\$ Adjustme
Sale or Financing		CONVENTION	-0-	CONVENT	ION	-0-		
Concessions			-	-				
Date of Sale/Time		6-25-2014		12-5-2015		-0-		
Location	RURAL	RURAL		RURAL		-0-		
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPL		-0-		
Site	TYP/224.4 AC	TYP/176.9 AC		TYP/224.0	AC	-0-		-
View	VERY NICE	OPEN	-	OPEN		-0-		
Design (Style)	RANCH/WD ST	RANCH/VINYL		RANCH/BE	KK	-0-		-
Quality of Construction	1 1/2 STY/GD	1 1/2 STY/A		1 STY/A		-0-		-
Actual Age	A20/E10	A37/E10		A42/E10		-0-		-
Condition	AVERAGE	AVERAGE	-0-	AVERAGE		-0-	12-1-1	
Above Grade	Total Bdrms. Baths	Total Borms Baths	***	Total Barms	-	18 500	Total Borms. Baths	-
Room Count	9 3 4F1H	8 3 3F	+4,500		2F	+7,500	1. 1.	
Gross Living Area	3,316 sq n.	2,844 sq.ft.	+30,680	The second second second	eq. ft.	+16,445	sq. n.	
Basement & Finished	160 sq. ft.	NONE		NONE		-0-		
Rooms Below Grade	160 sq. ft.	NONE		NONE	_	-0-		
Functional Utility	AVERAGE	AVERAGE		AVERAGE		-0-		
Heating/Cooling	CHA	CHA		CHA		-0-		
Energy Efficient Items	AVERAGE	AVERAGE		NONE		-0-		
Garage/Carport	Gar 2 / Car 2	GARAGE/CPT		GARAGE		-0-		-
Porch/Patio/Deck	PORCHES	PORCHES		PORCHES	M	-0-		
OUT BLDG.	2 BARNS	BARN/LVQ	-0-	BARN/POC		-0-		
JUEST HOUSE	GUEST HOUSE	GUEST HOUSE		GUEST HO	USE	-0-		
		COOL/VAULT	575 (90	X		s 23.945	1.1.	
Net Adjustment (Total)	-	Net Adj 20 02 %	\$ 575,680		0.83 %	-	Net Adj. %	S
Adjusted Sale Price of Comparables		Gross Adj. 20.02 %	s 3,450,680		0.83	The state of the s		
ITEM		SUBJECT	COMPARABLE			ARABLE SALE #		•
Date of Prior Sale/Transfer			27-2007		3-12-200		DOIN MORE	Drige, we
Price of Prior Sale/Transfer		N/			N/A			
Data Source(s)	V1176 P53		1252 P665		V397 P7	07		
Effective Date of Data Sour			22-2016		3-22-201			
Comment on Sales Comparis	The same of the sa		D,00000		W. Cita Jane			
								2
							(5)

Uniform Residential	Appraisal Report File # 201	622
		
		111
)		
COST APPROACH TO V	ALUE (not required by Fannie Mae)	
Provide adequate information for the lender/client to replicate the below cost figures and ca		
Support for the opinion of site value (summary of comparable land sales or other met		
THREE VACANT PARCELS OF LAND BETWEEN 106 AT WITHIN THE PREVIOUS 23 MONTHS THAT WERE IN CL		
SUCH SALE CLOSE ** See Additional Comments		
ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	OPINION OF SITE VALUE	-\$ 2,582,000
Source of cost data MARSHALL AND SWIFT VALUATION Quality rating from cost service A/AVG Effective date of cost data 15	Dwelling 3,316 sq Ft @ \$ 150.00 BSMT 160 sq Ft @ \$ 95.00	-\$ 497,400 -\$ 15,200
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	OUT BUILDINGS	275,800
LAND VALUE WAS OBTAINED FROM	Garage/Carport 864 Sq. Ft. (2) \$ 41.50	-\$ 35,856
SURROUNDING LAND SALES. COST NEW WAS	Total Estimate of Cost New	** 824,256
OBTAINED FROM MARSHALL AND SWIFT VALUATION SERVICE PAGE AVG.	Less Physical Functional External Depreciation 150.015	-s(150,015)
DEPRECIATION WAS ALLOCATED BASED UPON	Depreciated Cost of Improvements	-s 674,241
THE AGE/LIFE METHOD OF DEPRECIATION. ***	'As-is' Value of Site Improvements	-s 320,000
See Additional Comments *** Estimated Remaining Economic Life (HUD and VA only) 45 Ye	ars adicated Value By Cost Approach	s 3,576,241
INCOME APPROACH TO V.		242744
Estimated Monthly Market Rent \$ / X Gross Rent Multiplier	# \$ Indicated Value by Income Approx	ech
Summary of Income Approach (including support for market rent and GRM)		
PROJECT INFORMATI	ION 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 Legal name of project	control of the HOA and the subject property is an attached dwell	ling unit.
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)	
	es No If Yes, date of conversion	
Coes the project contain any multi-dwelling units? Yes No Are the units, common elements, and recreation facilities complete?	Yes No If No, describe the status of completion	
Are the common elements leased to or by the Homeowners' Association?	A1- WM d	
Are the common elements leased to or by the Homeowners' Association?	No If Yes, describe the rental terms and options.	
Describe common elements and recreational facilities		



Westview Banch-Survey Plats #1. 218.021 acres #2. 9.492 acres #3. 227.513 acres Total

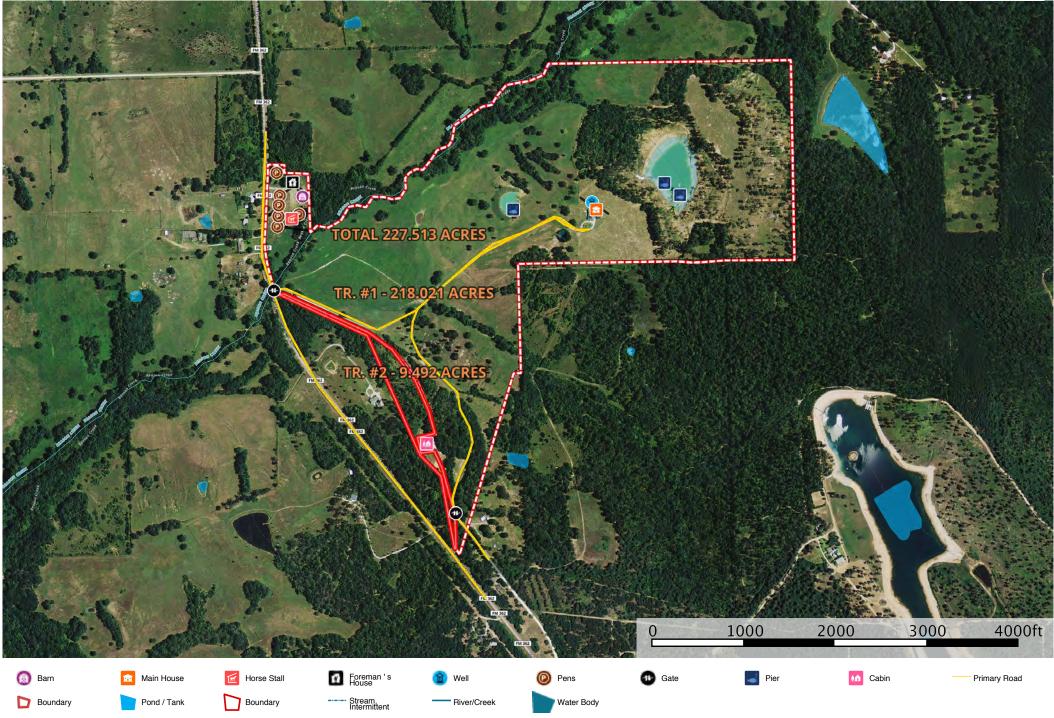


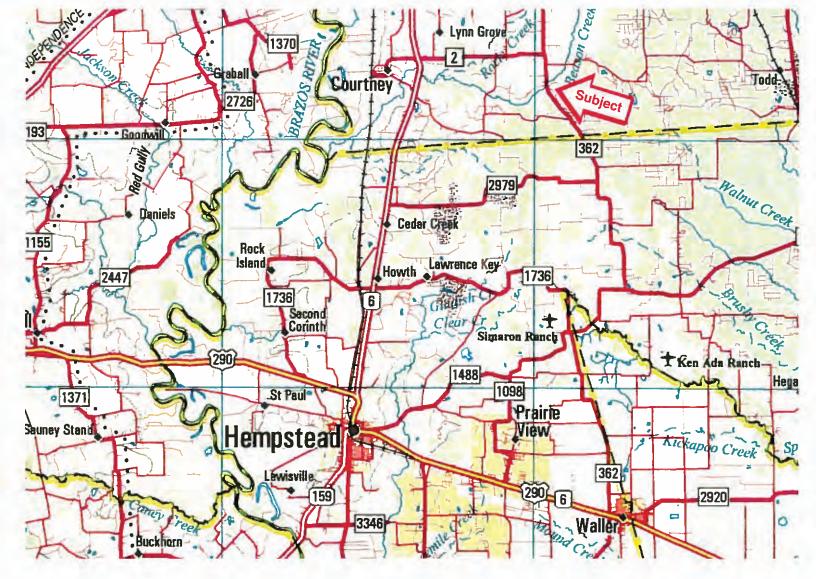
Westview Ranch-Survey Plats #1. 213.021 acres #2. 9.492 acres #3. 227.513 acres Total

Westview Ranch

Grimes County, Texas, 227.583 AC +/-







<u>DIRECTIONS TO WESTVIEW RANCH 227. ACRES</u> 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;
 - o 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	enant/Seller/Landlord Ini	tials Date	

Regulated by the Texas Real Estate Commission

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Information available at www.trec.texas.gov

IABS 1-0 IABS Forms (New)