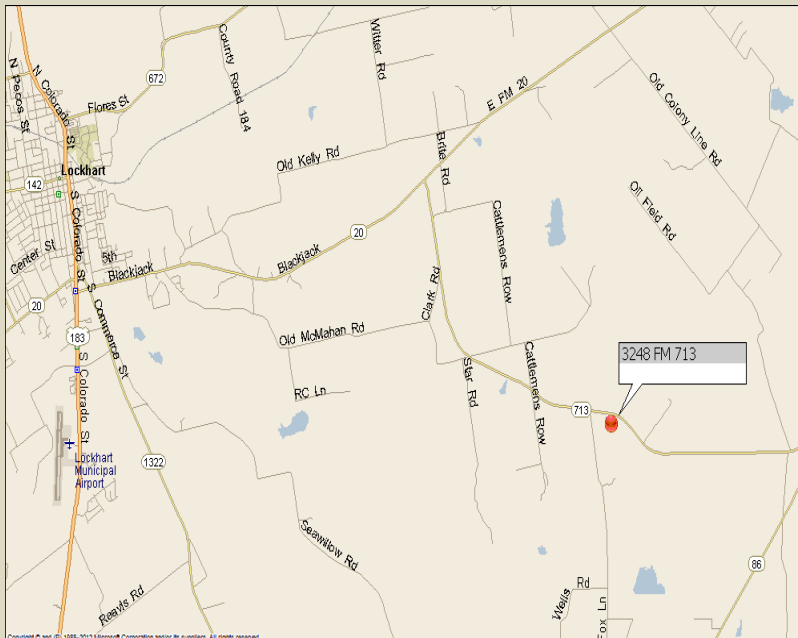




Huddleston 109 Ranch

109.40 Acres



3248 FM 713
Lockhart, Caldwell Co., TX
1,086 SF House Several Barns



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970

Working ranch located just east of Lockhart, this property boasts a 1,086 SF home with 2 bedrooms and 2 baths, 2 car garage and fenced back yard, ready for you to move in.



Other improvements consist of several equipment barns, storage shed and the original barn utilized to store feed.



The 109.40 acres has great views to the west. An ag exemption is currently in place and the property is comprised of rolling pastures and dense mesquite with 2 ponds. Road frontage consists of 1,800' along FM 713 and 3,200' along Fox Lane making the property easily divisible into smaller tracts.



HOME LISTING

Address of Home:	3248 FM 713, Lockhart, Texas 78644			Listing #:	
Location of Home:	Along FM 713				
County or Region:	Caldwell County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Subdivision:	NA	Property Size:	109.40 Acres		
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<u>Listing Price:</u>	\$645,460.00				
<u>Terms of Sale</u>	<u>Home Features</u>				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	5	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher			
<u>Sell.-Fin. Terms:</u>		<input type="checkbox"/> Garbage Disposal			
Down Payment:		<input type="checkbox"/> Microwave (Built-In)			
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
Interest Rate:		<input checked="" type="checkbox"/> Refrigerator			
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	<u>Items Specifically Excluded from The Sale: LIST:</u>			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All personal property			
Number of Years:					

Size and Construction:

Year Home was Built:	1951	
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	
Bedrooms: 2	Bath: 2	
Size of Home (Approx.)	1,086	Living Area
	1,246	Total
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input checked="" type="checkbox"/> Other		
Roof Type: <u>Shingle</u>	Year Installed: 10-15 Years	
Exterior Construction:	Asbestos/Wood Siding	

Room Measurements: APPROXIMATE SIZE:

Living Room:	12 x 20		
Dining Room:	9 x 12		
Kitchen:	12 x 14		
Family Room:			
Utility:	9 x 10		
Bath:	6 x 9	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Bath:	7 x 9	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
Master Bdrm:	13 x 18		
Bedroom:	9 x 14		
Bedroom:			
Bedroom:			
Other:			
Garage:	<input checked="" type="checkbox"/>	Carport:	<input type="checkbox"/>
No. of Cars:	2		
Size:	400 SF	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached

Porches:

Front: Size: 7 x 20

Back: Size: _____

Deck: Size: _____ ☐ Covered

Deck: Size: _____ ☐ Covered

Fenced Yard: Yes

Outside Storage: ☒ Yes ☐ No Size: _____

Construction: Metal Building

TV Antenna ☐ Dish ☐ Cable ☐

Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	<u>5</u>
<input checked="" type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
<input checked="" type="checkbox"/>	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

All personal property

Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	<input type="checkbox"/> Gas	Electric	<input checked="" type="checkbox"/>	# Units: _____
<input checked="" type="checkbox"/>	Central Air	<input type="checkbox"/> Gas	Electric	<input checked="" type="checkbox"/>	# Units: _____
<input type="checkbox"/>	Other: _____				
<input type="checkbox"/>	Fireplace(s) _____				
<input type="checkbox"/>	Wood Stove _____				
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		

Utilities:

Electricity Provider:	Bluebonnet Electric COOP
Gas Provider:	Propane Tank, but not operable in 30 Yrs
Sewer Provider:	Septic
Water Provider:	Aqua Water Supply Corporation
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: Unknown, not operable
	Year Drilled: Unknown, not operable
Average Utility Bill:	Monthly: Unknown

Taxes:

Taxes:	2017	Year
School:		\$6,896.26
County:		\$4,008.40
FM/Rd/Br:		\$517.04
Plum Creek:		\$119.69
Plum Creek:		\$110.66
Taxes:		\$11,652.05
School District:	Lockhart ISD	

Additional Information:

Original wood floors
Central Heat and Air
Large closets
Attached utility room connecting house and garage

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

LOT OR ACREAGE LISTING

Location of Property:	S. Side of FM 713, between FM 86 and FM 20	Listing #:
Address of Property:	3248 FM 713, Lockhart, Texas 78644	Road Frontage: 1,800'-FM 713, 3,200'-Fox Ln.
County:	Caldwell County	Paved Road: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	NA	Lot Size or Dimensions: 109.40 Acres
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES 0.4 <input checked="" type="checkbox"/> NO

Number of Acres: 109.4000

Price per Acre (or) \$5,900.00

Total Listing Price: \$645,460.00

Terms of Sale:

Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Sell.-Fin. Terms:		
Down Payment:		
Note Period:		
Interest Rate:		
Payment Mode:	<input type="checkbox"/> Mo.	<input type="checkbox"/> Qt. <input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Number of Years:		

Property Taxes: Year: 2017

School:	\$6,896.26
County:	\$4,008.40
FM Rd:	\$517.04
Plum Creek	\$119.69
Plum Creek	\$110.66
TOTAL:	\$11,652.05

Agricultural Exemption: ☒ Yes ☐ No

School District: Lockhart I.S.D.

Minerals and Royalty:

Seller believes	1/8	*Minerals
to own:	1/8	*Royalty
Seller will	Negotiable	Minerals
Convey:	Negotiable	Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Britt Boyd, 512-376-1104

Lease Expiration Date: No written lease

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: No

Roadway: No

Electric: Approximate 40' wide Overhead Transmission Line

Telephone: NONE

Water: NONE

Other: NONE

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings: 1,086 SF Home, 2/2 bed/bath

Storage Building -12' x 18'

Barns: Metal Feed Barn 10' x 30' with overhang

Metal Equipment Shed 25' x 50'

Others: Several small livestock sheds

% Wooded: 50%

Type Trees: Mesquite, Oak, Cedar

Fencing: Perimeter ☒ YES ☐ NO

Condition: Average

Cross-Fencing: ☐ YES ☐ NO

Condition: Average

Ponds: Number of Ponds: Two

Sizes: 1/4 Acre each

Creek(s): Name(s): None

River(s): Name(s): NONE

Water Well(s): How Many? ONE

Year Drilled: Unknown, no operable Depth: Unknown

Community Water Available: ☒ YES ☐ NO

Provider: Aqua Water Supply Corporation

Electric Service Provider (Name):

Bluebonnet Electric

Gas Service Provider

Propane Tank but has not been operable for 30 Years

Septic System(s): How Many: ONE

Year Installed: Unknown

Soil Type: Sand

Grass Type(s): Native

Flood Hazard Zone: See Seller's Disclosure or to be

determined by survey

Nearest Town to Property: Lockhart

Distance: 8 miles to the west

Driving time from Houston 2.5 Hours

Items specifically excluded from the sale: Personal Property

Additional Information:

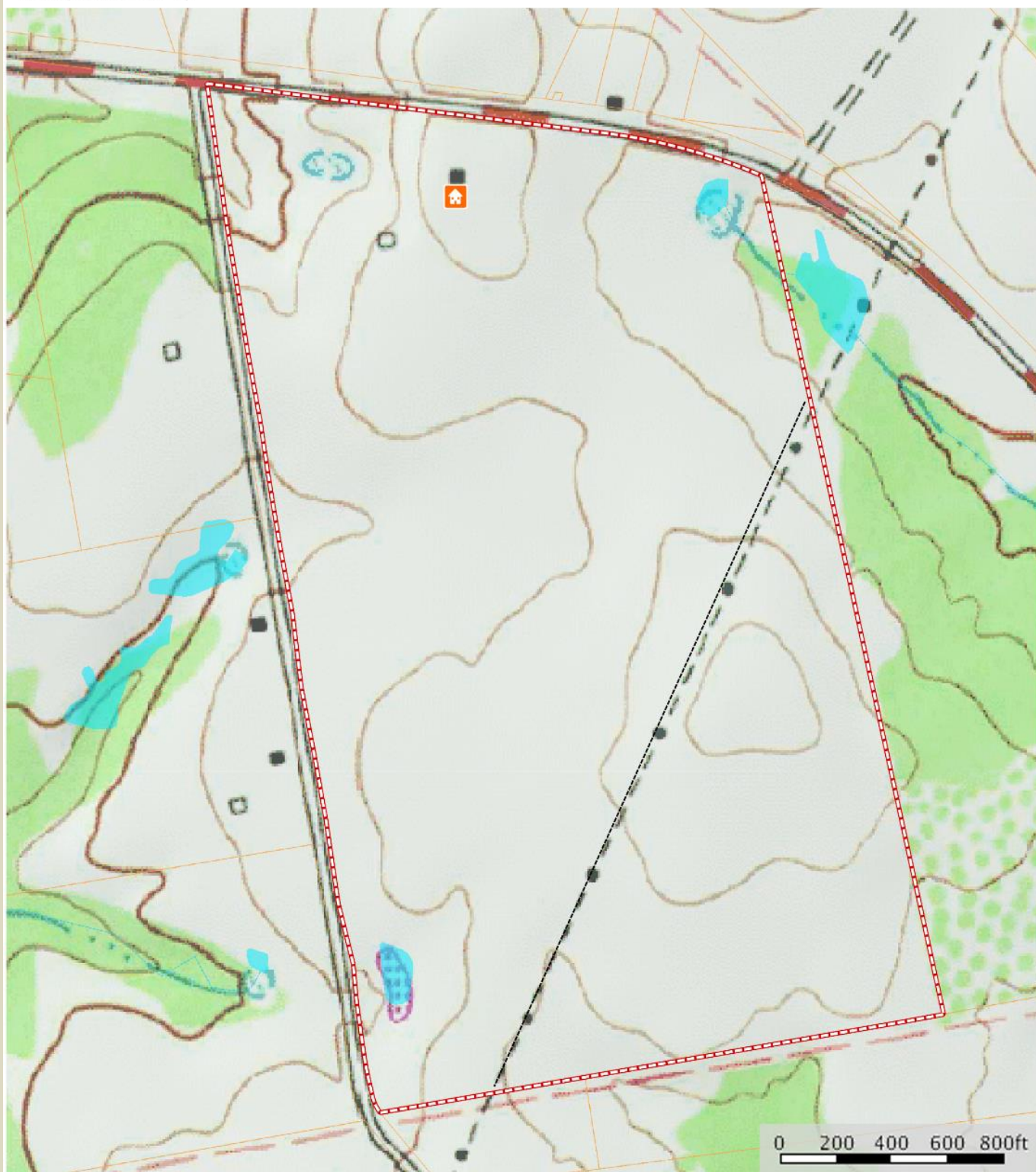
**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

Huddleston 109
Texas, 109.4 AC +/-



 House  Transmission Line  Boundary  Stream, Intermittent  River/Creek  Water Body

Huddleston 109
Texas, 109.4 AC +/-



- House
- Transmission Line
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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 Holding, L.L.C.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004851</u> License No.	<u>kzapolac@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Designated Broker of Firm	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>Jay Tjoelker</u> Sales Agent/Associate's Name	<u>553013</u> License No.	<u>jay@bjre.com</u> Email	<u>(281) 750-5776</u> Phone

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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