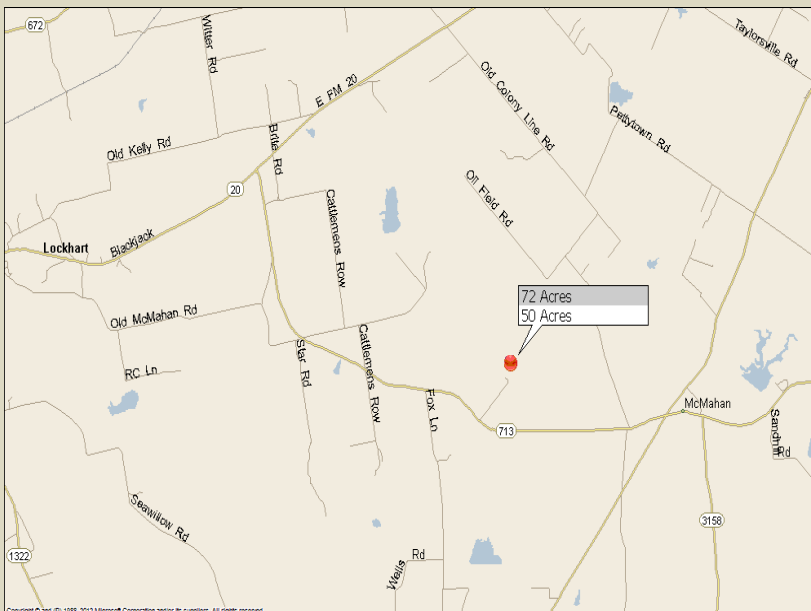




Huddleston 72 Ranch

72.00 Acres



Chestnut Road
Lockhart, Caldwell Co., TX
1 Pond
Great Home Site and Views
Adjoining 50 acres available also



Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

This spectacular 72.00 acres has it all, including unbelievable 360 degree views with over 70' of elevation changes. Located at the end of Chestnut Road, this tract offers plenty of privacy with easy access to FM 713.



The property has a mixture of rolling pastures and dense stands of oak trees and affords great hunting and recreational use while still operating as a cattle ranch.



LOT OR ACREAGE LISTING

Location of Property:	W. Side of Chestnut Road, just north of FM 713	Listing #:
Address of Property:	Chestnut Road, Lockhart, Texas 78644	Road Frontage: +/-20' at end of Chestnut
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: 72.00 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: 72.0000

Price per Acre (or) \$6,700.00

Total Listing Price: \$482,400.00

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:	\$3,211.52
County:	\$1,868.54
FM Rd:	\$241.04
Plum Creek	\$55.92
Plum Creek	\$51.58
TOTAL:	\$5,428.60

Agricultural Exemption: ☒ Yes ☐ No

School District: Lockhart I.S.D.

Minerals and Royalty:

Seller believes	100%	*Minerals
to own:	100%	*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:

Barns:

Others: Working Cattle Pens

% Wooded: 50%

Type Trees: Mesquite, Oak, Cedar

Fencing: Perimeter ☒ YES ☐ NO

Condition: Average

Cross-Fencing: ☐ YES ☐ NO

Condition: Average

Ponds: Number of Ponds: One

Sizes: Approximately 1/2 Acre

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? None

Year Drilled: NA Depth:

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

Bluebonnet Electric

Gas Service Provider

Septic System(s): How Many: None

Year Installed:

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

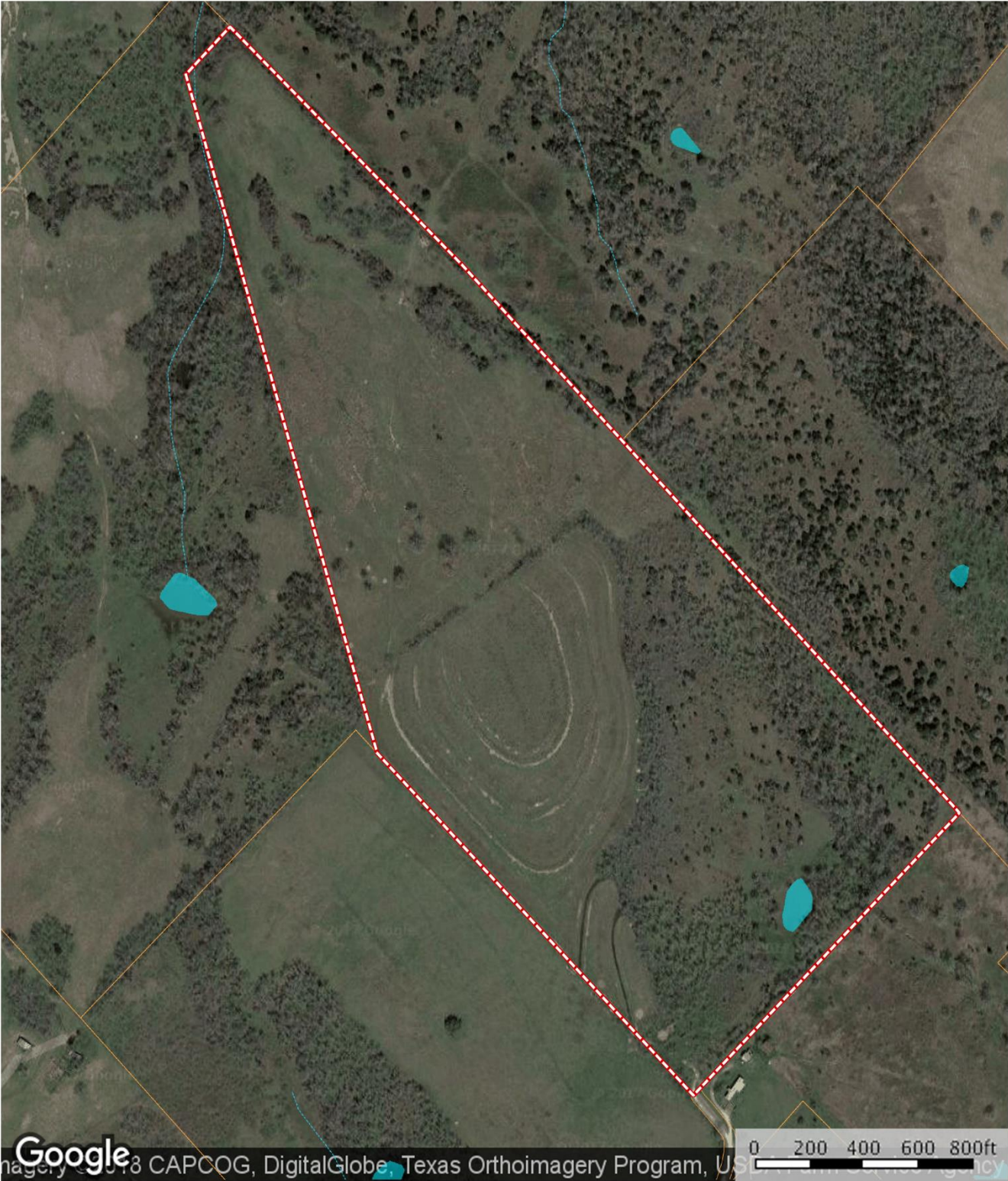
Driving time from Houston 2.5 Hours

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 72
Caldwell County, Texas, 72 AC +/-



Boundary Stream, Intermittent River/Creek Water Body

Huddleston 72
Caldwell County, Texas, 72 AC +/-



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

Bill Johnson & Associates Real, 420 E. Main Bellville, TX 77418
Jay Tjoelker

Phone: (979) 865-5969

Fax: (979) 865-5500

7722 Habermacher

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48025 www.ziplogix.com