

## Showing Instructions, FAQ, Contracting Instructions

### 4194 Johnston Road

#### Showing Instructions

To schedule showing, please text Gabriela at 979-446-1893. You will receive the gate combination to the land you are showing at that time. When scheduling, make sure to text your email address to Gabriela and she will have the listing agent send you interactive mapping for the land which is very helpful when showing.

#### Answers to FAQ

- 1) None of the tracts are in a designated FEMA Flood plain.
- 2) Land currently holds a grazing ag exemption.
- 3) All tracts have newly built 5-wire barbed perimeter fencing.
- 4) All tracts have culverted entry drives and gate.
- 5) Electric Utility service is from Centerpoint. New owners will arrange to have line and meter installed onto their tract. Expect \$200-\$225 for installation of meter on individual tracts (information from SBB tract 4 owner).
- 6) It is the country, so sewer is by aerobic septic systems and new installations have been quoted by several very reputable companies at approx. \$10,000 fully installed.
- 7) Water is by potable water well. The land has very good aquifers. Potable water wells are generally in the depth range of 175 to 200 feet. Installing a potable water well system is comparatively low cost at approximately \$9,000 to \$10,000 installed with all surface equipment included. It is reported that the water quality in this area is very high due to the aquifers and high sand volume in the sub surface strata.
- 8) Land that has shallow channeling on it can be advantageous to those that may desire to install a pond or other water feature on one's land. The channeling helps capture the lands water shed to fill and maintain ponds or similar water features.
- 9) Pastures have an overall mix of improved and native grasses.
- 10) There are light restrictions that convey with land tracts, primarily nuisance restrictions and mobile homes are not allowed. You can find the CCRs restrictions on the Listing supplements. Please review prior to showing.
- 11) Seller Financing is available. See Seller Financing Option Documents on MLS supplements.

#### Contracting Instructions

We recommend using the Unimproved Property Contract or the Farm and Ranch Contract.

- **If submitting a seller financed offer you will need to include additional documents and information. See Seller Finance Contracting Instructions for additional details.**

Legal description should read **“Tract 1 - block n/a - San Bernard Bend (5.42 ACRES) (See Exhibit A- Survey)”**.

- Seller Name: Bill Pickett, LLC.
- You will find **“Exhibit A – Survey”** in MLS Listing Supplements (Buyer and seller party will initial Exhibit A survey plat).
- Land will convey with no reservations to the surface rights or any other element of the remaining mineral estate owned by Seller. Be advised, the owner does not own the royalty estate, it has been reserved by previous owner history.
- Current owner is not a participant in any mineral lease. Owner is unaware of any current active mineral leases.
- The contract page that contains the Sellers disclosure statements is provided within the supplement documents. Please use or reference this page that is complete and initialed by the Seller when submitting an offer.
- Title Company preferred is **Old 300 Title in Sealy. Address is 313 Main Street, Sealy, TX, 77474 Tele: 979-274-0900 (Emily Jones, Escrow Officer)**
- Offer should have min 1% Earnest Money
- Please add to Special Provisions Paragraph the following **“Buyer and Seller parties agree to the terms of the CCRs that will convey with the property (see Exhibit B – CCRs).”** Have Buyers initial Exhibit B that you will find in MLS Supplements.
- Please deliver Offers by email to Listing Agent at [wmhartmannkw@gmail.com](mailto:wmhartmannkw@gmail.com). When submitting offers, please notify Listing Agent by text (979-446-1893)
- **Seller request that the Buying party’s physical address, email address and telephone number is stated in Paragraph 21 “Notifications”. This information is required by the Attorney’s that prepare the closing doc and Deed of Conveyance.**
- On Paragraph 22 of UPC, Addenda, please note “other” and notate: Exhibit A- Survey, and Exhibit B – CCRs.
- Buyer’s Representation compensation as listed is 3% of CSP.
  
- Broker Information (Listing)
  - Keller Williams Realty B/V License number 576067
  - LA: William J. Hartmann L# 636595
  - Team Name: Hartmann Group
  - LA: [wmhartmannkw@gmail.com](mailto:wmhartmannkw@gmail.com) 979-446-1893
  - Sup: Patty Spiller L# 469463
  - Address: 2802 Earl Rudder Freeway South, College Station, TX 77845

***Information contained in this document comes from multiple sources and are understood to be accurate. Listing Brokerage Strongly encourages buyers and their agents to independently verify any and all information relevant to a subject property and the specific interest or requirements of a buyer.***