

# Showing / Contracting Instructions for 8231 Blue Fire Lane

## Showing Instructions

To schedule showing, please text Gabriela at 979-446-1893. You will receive the key box combination to the property 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 in interactive mapping for the land which is very helpful when showing.

## Answers to FAQs

### LAND

- The land area of the lot is 2.276 acres – Blue Fire Ln crosses part of that acreage.
- The lot is fully fenced.
- Gated entries on Fire Station Rd and Blue Fire Ln.
- Corner lot – gated entry on both road frontages

### HOME

- The home is a 2021 model (installed new)
- The home is 28' x 56' (1,568 sq. ft.)
- The home is 4 BR & 2 BA.
- All electric appliances, water heat, HVAC.

### SHOP

- The shop building is 30' x 30'.
- The shop is on a full concrete slab.
- The shop is all steel construction.
- Separate sub-panel for shop power.
- 110v and 220v outlets.
- All wiring is in metal conduit.
- High visibility LED overhead lighting.
- 20' container is negotiable for the right offer

### UTILITIES

- Water - Twin Creeks Water Supply Company (TCWSC).
- Power - Navasota Valley Electric Coop (NVEC).
- Drain Field Septic System.
- Dillo Trash Service.

### FINANCING

- Cash
- Conventional
- FHA / VA
- USDA

## Contracting Instructions

- We recommend using the 1-4 Family Contract.
- Legal Description: Lot 1, Block n/a, Blue Fire Subdivision.
- You will find “Exhibit A – Survey Plat” in the listing documents.
- You will find “Exhibit B – Restrictions” in the listing documents.
- Please have your buyers initial the exhibits provided (already initialed by the sellers) and reference them both as exhibits in the offer contract.
- Please have your buyers sign the Sellers Disclosure Notice (already signed by the sellers) located in the listing documents and include with the offer documents.
- Please have your buyers sign the OSSF Disclosure Notice (already signed by the sellers) located in the listing documents and include with the offer documents.
- Title Company is Robertson County Title Company, LLC 319 N Center St. Franklin, TX 77856
- Escrow Officer is Eron Mushinski
- 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
  
- 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.**