



BRAND X
LAND & RANCH

Helpful Offer Details

Item 1. Seller

Kennon Lee Cantley

Item 2. Legal Description

374 PETER PATE, 278.492 AC

Property Address

1224 Nolte-Boehl Rd, Westhoff, TX 77994

Items 5. & 6. Title Company

BURCHARD ABSTRACT COMPANY
403 ST. GEORGE STREET
GONZALES, TEXAS 78629
830-672-8651
Laura Walker
laura@burchardabstractcompany.com

Item 6.G.(7)

Mark "X" is not located in a Texas Agricultural Development District.

Item 7.H.

H. SELLER'S DISCLOSURE:

- (1) Seller is is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
- (2) Seller is is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
- (3) Seller is is not aware of any environmental hazards that materially and adversely affect the Property.
- (4) Seller is is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
- (5) Seller is is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
- (6) Seller is is not aware of any threatened or endangered species or their habitat affecting the Property.
- (7) Seller is is not aware that the Property is located wholly partly in a floodplain.
- (8) Seller is is not aware that a tree or trees located on the Property has oak wilt.

Item 21. Notices

Kennon Lee Cantley
nyatiranch@gmail.com
830-857-3988
3883 S CR 118
Smiley, TX 78159
cc: Kendrick@brandxlandranch.com

Listing Broker Information

Please complete the listing/broker information on Page 10 of the Farm & Ranch Contract using the following information.

Listing Broker Firm:	Brand X Land and Ranch
License:	9008399
Listing Associate:	Kendrick Baros
License:	578428
Listing Associate's Email Address:	Kendrick@brandxlandranch.com
Phone:	(361) 212-2892
Licensed Supervisor of Listing Associate:	Katie Kossev
License:	504489
Phone:	(713) 854-1705
Listing Broker's Office Address:	13315 Wallisville Rd Houston, TX 77049

Listing Associate Representation

Seller Only

Broker Compensation/ Buyer Agent Commission

As communicated in land.com 20266265 listing details, Buyer Agent must make first contact and be present at all showings to participate in 50% commission split. If this condition is not met, Buyer Agent split is at the sole discretion of Brand X Land & Ranch.

Seller will pay 2.5% to Buyer Agent's Broker if Buyer Agent is not present at first showing.