

# Creekview Realty

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## Farm/Ranch LISTING INFORMATION

(Do not use for typical single family home - Use this form for Austin Farm/Ranch listings only)

The following information is required when a listing is entered into the MLS database. Mandatory items are in bold and marked with an asterisk (\*).

### **\*Property Address**

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**\*City** \_\_\_\_\_ **\*County** \_\_\_\_\_ TEXAS **\*Zip** \_\_\_\_\_

If you have a preferred title company, enter here. If you have no preferred title company, leave this blank.

Title Co \_\_\_\_\_ Phone \_\_\_\_\_ Contact Name \_\_\_\_\_

M.U.D.? Yes No Unknown **HOA?** Yes No **House on Property?** Yes No

Mapsco Map page (if known): \_\_\_\_\_ Mapsco Map Grid: \_\_\_\_\_ **ETJ\*** Yes No

### **Subdivision Name\***

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### **Legal Description\***

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### **School District\***

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#### **Elementary School(s)\***

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#### **Middle School\***

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#### **Jr. High School\***

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#### **9th Gr/High School\***

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#### **High School\***

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### **Acres\***

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Grass Acres: \_\_\_\_\_

Farm: \_\_\_\_\_

**FEMA 100 yr Flood Plain?** Yes No Partial  
Unknown

### **Wooded**

- Heavy
- Moderate
- Sparse

Grass Natural: \_\_\_\_\_

### **Operation (Select up to 2)**

- Broiler
- Cage Layers
- Cow/Calf
- Dairy Cattle
- Exotics
- Feeder Cattle
- Feeder Pig
- Grazing
- Horses
- Orchard
- Row Crop
- Tree Farm
- Truck Crop
- Other

**Endangered Species?**

- No
- Other
- Unknown
- Yes

- Other
- Pecan
- Rye
- Sorghum
- Wheat

Cultivated Acres: \_\_\_\_\_

Enclosed Acres: \_\_\_\_\_

**Topography** (Select up to 2)

- Rolling
- Bottom Land
- Cleared
- Filled
- Level
- Other
- Pasture
- Sloping
- Terraced
- Varied
- Wetland
- Rough

**Condition**

- As-Is
- Latent Defect(s)
- New Construction
- Not Applicable
- Other
- See Disclosure

Tillable Acres: \_\_\_\_\_

**# of Ponds:** \_\_\_\_\_

**# of Wells:** \_\_\_\_\_

**Soil** (Select up to 2)

- Black Land
- Caliche
- Clay
- Gravel
- Limestone
- Other
- Sandy Loam
- Shoals

**Crops** (Select up to 2)

- Corn
- Cotton
- Floral
- Grain
- Hay
- Maize
- Milo
- Natural Grass
- None
- Oats
- Organic

**Easements**

- None Visible
- None
- Visible

Road Frontage: \_\_\_\_\_

Depth of Property: \_\_\_\_\_

**Perimeter Fence Percentage:** \_\_\_\_\_

**Perimeter Fences Condition**

- Fair
- Good
- Not Applicable
- Poor
- Other

**Trees on Property** (Select up to 3)

- Heavily Treed
- Large (Over 40')
- Medium (20'-40')
- Moderate
- Small (Under 20')
- Sparse
- None

**Enclosed Fence Percentage:** \_\_\_\_\_

**Enclosed Fence Condition**

- Fair
- Good
- Not Applicable
- Poor
- Other

**Fencing on Property\*** (Select up to 4)

- 3 Strand
- 5 Strand
- Barb Wire
- Cedar
- Chain Link
- Cross Bars
- Electric
- Exotic Style
- Goat Type
- Invisible
- Livestock
- Masonry
- Mesh
- Non-Privacy
- None
- Partial Fence
- Pipe

- Pike
- Post
- Privacy Fence
- Split Rail
- Vinyl
- Wire
- Wrought Iron
- Wood

**Mineral Rights** (Select up to 2)

- All
- None
- Other
- Partial

**Improvements** (Select up to 7)

- Bridle Path
- Fenced
- Filled to Grade
- No Land Improvements
- Other
- Paved Drive
- Phone Lines
- Private Water
- Propane Tank
- Public Maintained Road
- Public Water
- Septic System
- Sidewalks
- Utilities- Barn
- Utilities- Electric
- Utilities- Natural Gas
- Well- Private
- Well- Shared

# of Garages: \_\_\_\_\_

**Garage Condition**

- Fair
- Good
- Poor
- Other

**Buildings** (Select up to 5)

- Barn Cattle
- Barn Dairy
- Barn Hog
- Barn Mini
- Barn Pole
- Chicken Coop
- Confinement Building
- Equipment Shed
- Feedlot
- Grain Storage
- Greenhouse
- None
- Other
- Silo
- Stable
- Storage Shed

- Tack Room
- Tenant Houses

# of Barns: \_\_\_\_\_

**Barn Condition**

- Fair
- Good
- Poor
- Other

**Leases** (Select up to 3)

- Grass & Crops
- Hunting
- Livestock
- Mineral
- None
- Other

**Creek** (Select up to 2)

- Dry
- Intermittent
- None
- Other
- Spring Fed
- Year Round

# of Sheds: \_\_\_\_\_

**Shed Condition**

- Fair
- Good
- Poor
- Other

# of corrals: \_\_\_\_\_

**Corral Condition**

- Fair
- Good
- Poor
- Other

Horses Allowed? Yes No N/A

Number of Horses Allowed: \_\_\_\_\_

**Gated Community?** Yes No N/A

**Documents Available** (Select up to 5)

- Aerial Photos
- Appraisal
- Building Plans
- Cost Estimates
- Deed Restrictions
- Engineering Reports
- Environmental Study
- Leases
- Legal Documents
- Oak Wilt Test

- Off Site Requirements
- Perc Test Results/Map
- Septic Certificate
- Site Plan
- Soil Test
- Survey
- Topography Map
- Wetlands Approval/Waiver
- Wetlands Delineation Map
- Water/Well Test

Property Type

- House
- Manufactured
- Mobile Home

Number of Stories

- 1 Story
- 2 Story
- 3 Story
- Multiple Stories

Add-On: Yes No N/A

No. of Living Areas: \_\_\_\_\_

No. of Dining Areas: \_\_\_\_\_

**No. of Main Level Bedrooms\***

**Bedrooms on Other Level(s)\***

**No. of Bedrooms\***

Full Baths: \_\_\_\_\_

Half Baths: \_\_\_\_\_

No. of Garage Spaces: \_\_\_\_\_

Garage Description (Select up to 4)

- Attached
- Detached
- Multi-doors
- Garage Door Opener
- Single Door
- Entry - Front
- Entry - Rear
- Entry - Side
- Entry – Swing-in

Dining Area(s) (Select up to 2)

- Breakfast Area
- Dining "L"
- Formal Dining
- Living/Dining Combo
- Kitchen/Dining Combo
- No Dining

Disability Features? Yes No

**Year Built\*** \_\_\_\_\_

**Year Built Description\*** (Select 1)

- Approximate
- Historic Design
- New – vacant & never occupied
- Resale
- To Be Built
- Under Construction
- Updated/Remodeled

**Square Feet\*:** \_\_\_\_\_

**Square Foot Source\***

- Appraisal
- Builder
- Tax Record
- Owner

Construction of Dwelling (Select up to 5)

- Masonry on 1 side
- Masonry on 2 sides
- Masonry on 3 sides
- Aluminum Siding
- Masonry on All sides
- Brick Veneer
- Clapboard
- Composition Shingle
- Concrete Block
- Double Wide
- Frame
- Frame/Brick Veneer
- Frame/Stone
- HardiPlank Type
- Industrial
- Log
- Metal Siding
- Modular
- Single Wide
- Steel
- Stone Veneer
- Stucco
- Triple Wide
- Vertical Siding
- Vinyl Siding
- Wood Shingle

Roof Description

- Built-Up
- Composition Shingle
- Metal
- Slate/Imitation Slate
- Tile
- Wood Shingle
- Wood Shake
- Other

**View From Property\*** (select up to 3)

- City
- Creek/Stream
- Fields
- Golf Course
- Green Belt
- Hill Country
- Lake/River
- No View
- Panoramic
- Pond
- Woods
- Other

**Waterfront:\*** Yes No

**Waterfront Description\*** (Select up to 2)

- Canal
- Creek
- Lake
- Pond
- River
- Other

Builder Name \_\_\_\_\_

**Foundation Description** (select up to 2)

- Pier & Beam
- Slab
- None

**House Condition**

- As-Is
- Latent Defect(s)
- New Construction
- Not Applicable
- Other
- See Disclosure

**Dwelling Faces** (select 1)

- East
- North
- North-East
- North-West
- South
- South-East
- South-West
- West

**Restrictions\*** Yes No

Note: If you're in a subdivision you have deed restrictions. Deed restrictions prevent homeowners from using their properties in ways that would be detrimental to the local community, and are normally a positive feature.

**Restriction Description** (Select up to 5)

- Adult 55+
- Adult 62+
- Building Size

- Building Style
- Covenant
- Deed Restrictions
- Development Type
- Easement/R.O.W.
- Lease
- Limited # of Vehicles
- Livestock
- Seller Imposed

**Master on Main Level?** Yes No

**Flooring** (Select up to 4)

- Bamboo
- Brick/Adobe
- Carpet
- Concrete
- Cork
- Laminate
- Linoleum
- Marble
- Parquet
- Quarry Tile
- Slate
- Stained Concrete
- Stone
- Sheet Vinyl
- Terrazzo
- Hard Tile
- Vinyl Tile
- Wood
- Wood under carpet

**Master Bedroom Description** (Select up to 6)

- 2 Master Suites
- Bidet
- Double Vanity
- Dressing Room
- Fireplace
- Full Bath
- Garden Tub
- Half Bath
- In-Law Plan
- Jetted Tub
- Other Room
- Separate Shower
- Sitting Room
- Walk-In Closet
- None
- Other

**Additional Rooms** (Select up to 8)

- Bedroom/Office
- Conservatory
- Converted Garage
- Exercise Room
- Family Room
- Foyer
- Formal Living
- Game Room

- Great Room
- Library
- Loft
- Media Room
- Office/Study
- Other
- Pantry
- Screened Porch/Patio
- Storage Room
- Sun Room
- Utility Room
- Wine Cellar
- Workshop

Guest Accommodations? Yes No

Guest Accommodations Description (Select up to 3)

- Connected
- Garage Apartment
- Main Level
- Not Connected
- Room with Private Bath
- Separate Entrance
- Separate Kitchen Facilities
- Separate Utilities
- Other

Kitchen Area (Select up to 6)

- Breakfast Area
- Breakfast Bar
- Center Island
- Corian Type Counters
- Country Kitchen
- Galley Type
- Gourmet Kitchen
- Granite/Marble Counters
- Kitchenette
- Natural Stone Counters
- Open to Family Room
- Pantry Closet
- Second Kitchen
- Tile Counters

Laundry Location(3 max)

- Bathroom
- Carport
- Chute
- Closet
- Community Facilities
- Garage
- Hall
- Kitchen
- Main Level
- Upper Level
- Utility Room
- Other

Appliances/Equipment (Select up to 12)

- Bar Icemaker
- Built-In Oven(s)
- Carbon Monoxide Detector
- Central Vacuum
- Convection Oven
- Cook Top
- Double Oven
- Dishwasher
- Disposal
- Downdraft
- Dryer
- Jennaire Type
- Instant Hot Water
- Microwave Oven
- None
- Free Standing Range
- Refrigerator
- Re-Circulated Exhaust Fan
- Refrigerator Sub-Zero Type
- Other
- Self Cleaning Oven
- Single Oven
- Trash Compactor
- Vented Exhaust Fan
- Washer
- Water Filter Leased
- Water Filter Owned
- Water Softener Leased
- Water Softener Owned

Interior Features (Select up to 12)

- Cedar Closets
- Beam Ceilings
- Cathedral Ceiling
- Coffered Ceiling
- High Ceilings
- Vaulted Ceiling
- Double Vanity
- Fire Alarm System
- Modified for Hearing Impaired
- Disabled Modified
- Modified Site
- Modified for Wheelchair
- Indoor Utilities
- In-Law Plan
- Intercom
- Jetted Tub
- Other
- Security System Leased
- Security System Owned
- Separate Shower
- Skylight
- Smoke Detector
- Stereo System
- Track Lighting
- Walk-In Closet
- Wet Bar
- Window Treatments
- Wired for Cable

- Wired for Security
- Wired for Stereo
- High Speed Internet
- Shutters
- Garden Tub

**Number of Fireplaces\***

**Fireplace Description\*** (Select up to 3)

- Bathroom
- Bedroom
- Dining Room
- Family Room
- Game Room
- Gas Log Fireplace
- Great Room
- Heatilator
- Wood Stove Insert
- Kitchen
- Library
- Living Room
- Log Lighter
- Nonfunctional
- Other
- Pellet Stove
- See Through
- Wood Burning
- Wood Stove – Freestanding
- Formal Living
- Guest Accommodations

Pool on Property? Yes No

**Pool Description** (Select up to 4)

- Above Ground
- Heated
- Indoor Pool
- In-Ground Pool
- Lap Pool
- Diving
- Negative Edge
- Sport
- Other

**Exterior Features** (Select up to 12)

- Balcony
- Barbecue
- Barn/Stable
- Cabana
- Curbs
- Deck
- Decorative Pond
- Dock
- Dog Run
- Exterior Steps
- Gazebo
- Greenhouse
- Horse Facilities
- Hot Tub
- Intercom Entry

- No Exterior Steps
- Other
- Outbuilding(s)
- Patio - Covered
- Patio - Uncovered
- Playscape
- Porch - Enclosed
- Porch - Open
- Private Back Yard
- Private Garden
- Ramp
- RV/Boat Parking
- Sauna
- Satellite Dish Leased
- Satellite Dish Owned
- Security Lighting
- Sidewalk
- Sprinkler System
- Storage
- Tennis Court(s)
- Waterfall
- Wheelchair Accessible
- Workshop

**Area Amenities Available** (Select up to 10)

- Billiard Rooms
- Club House
- Cluster Mailbox
- Common Grounds
- Elevator
- Equestrian Community
- Exercise Room
- Game Room
- Golf Course - Private
- Golf Course – Public
- Gym
- Jogging/Bike Path
- Kitchen Facilities
- Lake Privileges
- Other
- Play Ground
- Pool - Above Ground
- Pool - Community
- Pool - Diving
- Pool - Heated
- Pool - Indoor
- Pool – In Ground
- Pool - Sport
- Private Hangar
- Private Landing Strip
- Public Hangar
- Public Landing Strip
- Sauna
- Small Aircraft Airport
- Sport Court
- Sport Facility
- Storage
- Tennis Court(s)
- Underground Utilities

**Type of Heating\*** (Select up to 2)

- Baseboard
- Boiler
- Central Heat
- Electric
- Floor Furnace
- Natural Gas
- Heat Pump
- No Heat
- Other
- Radiant
- Radiator
- Solar
- Space Heater
- Wall unit

**Air Conditioning\*** (Select up to 2)

- Central Air
- Chiller DX System
- Chilled Water
- Other
- No A/C
- Wall Unit
- Window Unit

**Utilities\*** (Select up to 2)

- Above Ground
- Electric
- Fuel Tank
- Natural Gas
- None Available
- Other – See Remarks
- Propane
- Solar
- Underground

**Water Supply\*** (Select up to 2)

- City
- Municipality Utility District
- None Available
- Private
- Water District
- Well Needed
- Well On Property

**Sewer\*** (Select up to 2)

- City
- Municipality Utility District
- None Available
- Other
- Private
- Septic Needed
- Septic On Property

**Energy Efficient** (Select up to 8)

- Ceiling Fan(s)
- Double Pane Windows
- Energy Audit
- Gas Water Heater
- Heat Pump

- Programmable Thermostat
- Solar Heat
- Solar Screen
- Solar Water Heater
- Storm Door(s)
- Storm Windows
- Whole House Fan
- Zone Air/Heat

HOA Amount: \_\_\_\_\_

HOA Requirement  Mandatory  Voluntary

**Payment Frequency**

- Annually
- Monthly
- Quarterly

**HOA Fee Includes** (Select up to 5)

- Cable
- Common Insurance
- Common Area Maintenance
- Electric
- Exterior Maintenance
- Gas
- Heat
- Hot Water
- Insurance
- Landscaping
- Other
- Security System
- Sewer Fees
- Trash Collection
- Water Fees

Special Assessment?  Yes  No

HOA Transfer Fee: \_\_\_\_\_

**Estimated Taxes\*:** \_\_\_\_\_

Tax Rate: \_\_\_\_\_

**Tax Year\*:** \_\_\_\_\_

**Exemptions\*** (Select up to 3)

- Agricultural
- Disability
- Historical
- Homestead
- None
- Other
- Over 65
- Wildlife

**Possession\***

- Funding
- Immediate
- Lease Back
- Negotiable

**How to Sell / Proposed Financing\*** (Select up to 5)

- Buyer Assistance Programs
- Court Approval
- Cash
- Committed Money
- Contract of Sale
- Conventional
- Exchange
- FHA
- Lender Approval
- Lease Purchase
- Assumable – Non-Qualifying
- Non-Qualifying-Seller Approval

- Owner Financing - 1st Mortgage
- Owner Financing – 2nd Mortgage
- Assumable – Qualify
- Sale Leaseback
- Texas Vet
- VA
- Zero Down

**Occupancy\***

- Owner
- Tenant
- Vacant

## YOU'RE NOT DONE YET! . . . . .

**Please email the directions, a brief description, & photo(s) to listing@creekviewrealty.com.**

Please be sure to reference the property address in the email, and include your last name.

**1) Please email the directions** of how to get to the property. Starting with some major cross streets is good enough. **The space for the description is limited to 150 characters WITH SPACES.** (MS Word will count characters for you: Go to "Tools" and select "Word Count".)

**2) Please email a brief description of the property. The space for the description is limited to 250 characters WITH SPACES.** (MS Word will count characters for you: Go to "Tools" and select "Word Count".)

Tips for writing description: Emphasize major selling points that aren't prominent in other parts of the listing. For example, "4 bedroom, 2 bath home on 1/4 acre . . ." is redundant and a waste of space. Stick to facts that relate to the property, and skip the flowery language that doesn't give any real information. Avoid irrelevant details that nobody cares about. Please note that phone numbers, web sites, email addresses, etc. are not allowed in MLS descriptions and will be omitted.

**Sample – Good description:**

One story home with 3 car garage on quiet cul-de-sac with mature trees. Open floorplan, neutral colors, split floorplan. Master suite has sitting area and huge his & her walk-in closets. New roof 2004. Exemplary schools; walk to elementary.

**Sample – Bad description:**

Enjoy summer barbecues with family and friends and create lasting memories in the beautiful backyard of this 3 bedroom 2 bath 1800 square foot home in a nice neighborhood with good neighbors. Pull-down staircase to attic replaced 2 years ago.

**3) Please email photo(s) in jpg format. At least 1 photo of the front is required by MLS.** For Showcase listings, please email up to 9 additional photos. To get the best photos, please refer to the Photo Guide on our website at <http://www.creekviewrealty.com/photoguide.html>

\*\*Please be sure photos do not exceed 640x480. For help with resizing & emailing photos, see <http://www.creekviewrealty.com/resizephotos.html>

By submitting this form, I hereby certify that I am the Seller of the above property, and that all of the foregoing is true and accurate to the best of my knowledge. I agree to inform Creekview Realty in writing if there are any material changes to this information.

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

**Please fax completed form to 972-612-9955. No cover page is necessary.**