

Creekview Realty

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Farm/Ranch LISTING INFORMATION

(Use this form for San Antonio Farm/Ranch listings)

The following information is required to enter a listing into the MLS database. It is to your benefit to be as complete and accurate as possible, because agents often run searches based on criteria you enter.

Property Address _____

City _____ County _____ Zip _____

Mapsco Grid (if known) _____ List Price _____ Monthly Lease _____

Present Use

- 1 Residential
- 2 Vacant
- 3 Ranch
- 4 Farm
- 5 Recreational
- 6 Other

Compass Point from S.A.: _____

Distance from Downtown San Antonio

- 1 25 Mi
- 2 25-50 Mi
- 3 50-100 Mi
- 4 100+ Mi

Year Built: _____

Sq Ft of Dwelling: _____

Sq Ft Information Source: Appraiser Appraisal Dist (Tax Records) Builder Plans Survey

School District _____

Elementary School _____

Middle School _____

High School _____

Minerals Owned by Seller: _____

Minerals to convey: _____

Price/Acre: _____

Hunting Price /Acre: _____

Grazing Price/Acre: _____

Mineral Price/Acre: _____

Available w/ Lease? Yes No

Documents Available

- 1 Survey
- 2 Plat
- 3 Aerial
- 4 Brochure
- 5 Photos

Description

- 1 Raw Land
- 2 Cultivated
- 3 Pasture
- 4 Waterfront
- 5 Wooded
- 6 Heavily Wooded
- 7 Cleared

Amenities

- 1 Barn
- 2 Hay Barn
- 3 Mare Barn
- 4 Show Barn
- 5 Holding Pen
- 6 Outdoor Arena
- 7 Indoor Arena
- 8 Loafing Shed
- 9 Loading Chute
- 10 Dog Kennel
- 11 Storage Building
- 12 Sprinkler System
- 13 Exterior Lighting
- 14 Pool/Deck
- 15 Security System
- 16 Satellite Dish
- 17 Air Strip
- 18 Hangar
- 19 Helipad
- 20 Cabana
- 21 Mobile Home
- 22 Fenced
- 23 Cross Fenced
- 24 Creek
- 25 River
- 26 Exotic Game
- 27 Irrigation System

Current Status

- 1 Ground Leased
- 2 Hunting Rights Leased
- 3 Grazing Rights Leased

Accessibility

- 1 Ramped Entrance
- 2 Level Lot
- 3 Level Drive
- 4 Near Bus Line
- 5 Hallways 42" Wide
- 6 Low Pile Carpet
- 7 Interior Door Openings 32"+
- 8 Exterior Door Openings 36"+
- 9 No Stairs
- 10 First Floor Bath
- 11 First Floor Bedroom
- 12 Stall Shower
- 13 No Steps Down

Mineral Rights

- 1 All Conveyed
- 2 Partial Conveyed
- 3 Executory Rights Conveyed
- 4 Executory Rights Retained
- 5 Negotiable
- 6 None

Miscellaneous

- 1 Latent Defect
- 2 Right of First Refusal
- 3 Flood Plain Insurance
- 4 Taxes not Assessed

Green Certification

- 1 HERS Rated
- 2 HERS 0-85
- 3 HERS86-100
- 4 HERS 101+
- 5 Energy star Certified
- 6 LEED Certified
- 7 LEED Silver
- 8 LEED Gold
- 9 LEED Platinum
- 10 NGBP-National Green
- 11 Build San Antonio Green

Green Features

- 1 Solar Electric System
- 2 Solar Hot Water
- 3 Geo-Thermal HVAC
- 4 Drought Tolerant Plants
- 5 Low Flow Commode
- 6 Low Flow Fixture
- 7 Rain/Freeze Sensors
- 8 EF Irrigation Control
- 9 Rain Water Catchment
- 10 Energy Recovery Ventilator
- 11 Mechanical Fresh Air
- 12 Enhanced Air Filtration

Energy Efficiency

- 1 Tankless Water Heater
- 2 Smart Electric Meter
- 3 13-15 SEER AX
- 4 16+ SEER AC
- 5 Programmable Thermostat
- 6 12"+ Attic Insulation
- 7 Double Pane Windows
- 8 Variable Speed HVAC
- 9 Energy Star Appliances
- 10 Radiant Barrier
- 11 Low E Windows
- 12 Dehumidifier
- 13 90% Efficient Furnace
- 14 High Efficiency Water Heater
- 15 Foam Insulation
- 16 Cellulose Insulation
- 17 Storm Windows
- 18 Storm Doors
- 19 Ceiling Fans
- 20 Wind Power
- 21 Recirculating Hot Water

*Total Acres: _____

Road Frontage

- 1 Private
- 2 City
- 3 County
- 4 State
- 5 U.S. Highway
- 6 Paved
- 7 Gravel

Terrain

- 1 Level
- 2 Gentle/Slope

- 3 Rolling
- 4 Hilly
- 5 Rocky

Acres:

of Cultivated: _____

of Level : _____

of Irrigated: _____

of Rolling: _____

of Pasture: _____

of Hilly: _____

Improvements

Type of Constrction

- 1 Frame
- 2 Brick/Stone
- 3 Block
- 4 Stucco
- 5 Metal
- 6 Other

Other Room 1 Use: _____

Other Room 1 _____ X _____

Other Room 2 Use: _____

Other Room 2 _____ X _____

Barn Stalls: _____

Value/Impr: _____

Bedrooms: _____

Full Baths: _____

#Half Baths: _____

Utilities Available

- 1 Electricity
- 2 Natural Gas
- 3 Butane/Propane Owned
- 4 Water
- 5 Telephone
- 6 Cable TV
- 7 High Speed Internet
- 8 Butane/Propane Leased
- 9 Other

Room Dimensions:

Entry Room _____ X _____

Living Room _____ X _____

Family Room _____ X _____

Study/Office _____ X _____

Kitchen* _____ X _____

Breakfast Rm _____ X _____

Dining Room _____ X _____

Utility Room _____ X _____

Master BR _____ X _____

Master Bath _____ X _____

Bedroom 2 _____ X _____

Bedroom 3 _____ X _____

Bedroom 4 _____ X _____

Bedroom 5 _____ X _____

Utilities on Site

- 1 Electricity
- 2 Natural Gas
- 3 Butane/Propane
- 4 Water
- 5 Telephone
- 6 Cable TV
- 7 Other
- 8 Not Applicable/None

Shallow Water

- 1 1-Well
- 2 2+Wells
- 3 No Wells
- 4 Windmill
- 5 Sub Pump
- 6 Pump Jack
- 7 Other

Irrigation Wells

- 1 1-Well
- 2 2+Wells
- 3 No Wells
- 4 Well Portable
- 5 Gas
- 6 Natural Gas
- 7 Electric
- 8 Other
- 9 None

Water

- 1 Wet Weather Creek
- 2 Flowing Creek
- 3 Lakes
- 4 Large Tanks
- 5 Small Tanks
- 6 Lake Frontage

Sewer

- 1 Septic
- 2 Private
- 3 Municipal
- 4 Other
- 5 None

Utility Suppliers:

Electric _____

Gas _____

Water _____

Sewer _____

Garbage _____

Other _____

Property Taxes

County: \$ _____

City: \$ _____

School: \$ _____

Other: \$ _____

Over 65: Yes No

Disabled: Yes No

Homestead: Yes No

Agriculture: Yes No

Other: Yes No

Rollback Taxes: Yes No UnK

Restrictions:

1 Call Broker

2 Building

3 Use Restrictions

4 Other

5 None

Preferred Title Company (please leave blank if you have no preference): _____

Proposed Terms

- 1 Cash
- 2 Conventional
- 3 Seller will carry 1st
- 4 Seller will carry 2nd
- 5 1st Loan Assumable
- 6 2nd Loan Assumable
- 7 Texas Vets
- 8 Contract for Deed
- 9 Will Exchange
- 10 Lease Purchase
- 11 Wrap
- 12 100% Financing
- 13 Other

Phone number to call for Showings (one number only): _____

Owner LREA/LREB Yes No

YOU'RE NOT DONE YET!

Please email the directions, 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 255 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 500 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 barbeques 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. All listings include at least a photo of the front. For Showcase listings, please email 6 to 10 photos. To get the best photos, 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.

Updated 1/9/09