

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** _____

***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*: _____

Legal Description*: _____

School District* _____

Elementary School(s)* _____

Middle School* _____

Jr. High School* _____

9th Gr/High School* _____

High School* _____

Acres*: _____

Grass Acres: _____

Farm: _____

Grass Natural: _____

- Horses
- Orchard
- Row Crop
- Tree Farm
- Truck Crop
- Other

Endangered Species?

- No
- Other
- Unknown
- Yes

Operation (Select up to 2)

- Broiler
- Cage Layers
- Cow/Calf
- Dairy Cattle
- Exotics
- Feeder Cattle
- Feeder Pig
- Grazing

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
- Other
- Pecan
- Rye
- Sorghum
- Wheat

Easements

- Access
- 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
- Utility Building(s)

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

Master on Main: Yes No N/A

No. of Main Level Bedrooms*

Bedrooms on Other Level(s)*

No. of Bedrooms*

Full Baths: _____

Half Baths: _____

No. of Living Areas: _____

No. of Dining Areas: _____

Dining Area(s) (Select up to 2)

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

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
- Golfcart
- Parking Garage

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

- Aluminum
- Asphalt Shingles
- Barrel
- Built-Up
- Composition Shingle
- Concrete
- Fiber Cement
- Fiberglass
- Flat
- Green/Garden
- Mansard
- Metal
- Mixed
- Overlay

- Pitched
- Rubber
- S-Tile
- Slate/Imitation Slate
- Tar/Gravel
- Tile
- Wood Shake
- Wood Shingle

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

Master on Main Level? Yes No

Lot Description(Select up to 6)

- Alley Access
- Backs to Golfcourse
- Backs to Greenbelt
- Canal (Man Made)
- Corner
- Cul-de-sac
- Cultivated
- Curbs
- Flag
- In Golf Course Community
- Interior
- Irregular
- Lake on Lot
- Lakefront
- Level
- No Backyard Grass
- On Golf Course
- Open
- Partially Cultivated
- Pond on Lot
- Private Road
- Public Maintained Road
- Rilled
- Rolling
- Sloped
- Stream on Lot
- Wooded
- Xeriscape

Land Sq Ft _____

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 Facilities (Select up to 3)

- Dryer Connection
- Electric & Gas Connections
- Electric Connections
- Gas Connections
- No Connections
- See Appliances
- Stackable Washer/Dryer
- Stackable W/D Connections
- Washer/Dryer Connections
- Washer Connections

Laundry Location(3 max)

- Bathroom
- Carport
- Chute
- Closet
- Community Facilities
- Garage
- Hall
- Kitchen
- Main Level
- Upper Level
- Utility Room
- None

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
- Energy Star Appliances
- Gas Water Heater
- Geotherm
- 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
- Stackable Washer/Dryer
- Thermo Window(s)
- Tankless Water Heater
- Trash Compactor
- Vented Exhaust Fan
- Washer
- Water Filter Leased
- Water Filter Owned
- Water Softener Leased
- Water Softener Owned
- Updated A/C Unit

Interior Features (Select up to 12)

- Carbon Monoxide Detector
- Cedar Closets
- Beam Ceilings
- Cathedral Ceiling
- Coffered Ceiling
- High Ceilings
- Vaulted Ceiling
- Disabled Modified
- Double Vanity
- Fire Alarm System
- Flashing Light Notification
- Garden Tub
- Hand Rails
- High Speed Internet
- ICF Compatible Features
- Indoor Utilities
- In-Law Plan
- Intercom
- Jetted Tub
- Modified for Hearing Impaired
- Modified Site

- Modified for Wheelchair
- Other
- Plumbed for Icemaker
- Security System Leased
- Security System Owned
- Separate Shower
- Shutters
- Skylight
- Sliding Glass Door
- Smoke Detector
- Stereo System
- Track Lighting
- Walk-In Closet
- Wet Bar
- Wide Doors
- Window Treatments
- Wired for Cable
- Wired for Security
- Wired for Stereo

Steps (Select up to 3)

- Back Steps
- Exterior Steps
- Front Steps
- Garage Door
- Interior Garage
- Interior Steps
- None
- Sunken Rooms

Number of Fireplaces*

Fireplace Description* (Select up to 3)

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

Pool on Property? Yes No

Pool Description (Select up to 4)

- Above Ground
- Attached Spa/Hot Tub
- Cabana
- Child Gate/Fence
- Cover – Leaf Net
- Cover – Mesh
- Cover – Safety
- Cover – Solid
- Cover – Winter
- Diving
- Heated
- Indoor Pool
- In-Ground Pool
- Lap Pool
- Negative Edge
- Perimeter Fence
- Separate Spa/Hot Tub
- Sport
- Other

Sprinkler System? Yes No

Sprinkler System Description (Select up to 3)

- Automatic
- Backyard
- Front Yard
- In-Ground
- Manual
- Multiple Yards
- Partial
- Side Yards

Gated Community? Yes No

Exterior Features (Select up to 12)

- Balcony
- Barbecue
- Barn/Stable
- Cabana
- Curbs
- Deck
- Decorative Pond
- Dock
- Dog Run
- Gazebo
- Greenhouse
- Horse Facilities
- Hot Tub
- Intercom Entry
- Other
- Outbuilding(s)
- Patio - Covered
- Patio - Uncovered
- Play Scape
- 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
- Gym
- Jogging/Bike Path
- Kitchen Facilities
- Lake Privileges
- Overhead Utilities
- Other
- Play Ground
- Pool - Above Ground
- Pool - Community
- Pool - Diving
- Pool - Heated
- Pool - Indoor
- Pool – In Ground
- Pool – Sport
- Private Golf Course
- Private Hangar
- Private Landing Strip
- Public Golf Course
- 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

- Septic Needed
- Septic On Property
- Taps on Property
- No Taps on Property
- Water District

Air Conditioning* (Select up to 2)

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

Energy Efficient (Select up to 14)

- Attic Fan
- Ceiling Fan(s)
- Compost Area/Bin
- Conditioned Space for HVAC
- Double Pane Windows
- Electrostatic Air Filter
- Energy Audit
- Energy Star Appliances
- Gas Water Heater
- Geothermal
- Green/Garden Roof
- Heat Pump
- High Roof Window
- Humidifier
- ICF Compatible Features
- Instant Hot Water Heater
- Insulated Doors
- Load Controller
- Programmable Thermostat
- Solar Assisted
- Solar Heat
- Solar Screen
- Solar Water Heater
- Storm Door(s)
- Storm Windows
- Straw Bale
- Tankless Water Heater
- Thermal Type Windows
- Tinted Windows
- Turbines
- Updated AC Unit > 12 SEERS
- Whole House Fan
- Zone Air/Heat

Utilities* (Select up to 4)

- Above Ground
- Electric – Available
- Electric – Not Available
- Electricity on the Property
- Fuel Tank
- Natural Gas – Available
- Natural Gas – Not Available
- Natural Gas on the Property
- None Available
- Other – See Remarks
- Phone – Available
- Phone – Not Available
- Phone on the Property
- Propane
- Propane – Available
- Propane – Not Available
- Propane on the Property
- Solar
- Underground

Water Supply* (Select up to 2)

- City
- City on Property
- Master Meter
- MUD
- MUD on Property
- None Available
- Private
- Water District
- Water Line – Available
- Water Line – Not Available
- Well Needed
- Well On Property
- Well Shared

HOA Amount: _____

HOA Requirement Mandatory Voluntary

Payment Frequency

- Annually
- Monthly
- Quarterly

Sewer* (Select up to 2)

- City at Street
- City on Property
- MUD
- MUD on Property
- None Available
- Other
- Private
- Septic on Property

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)

- Assumable – Non-Qualifying

- Assumable – Qualifying
- Buyer Assistance Programs
- Cash
- Committed Money
- Contract of Sale
- Conventional
- Court Approval
- Exchange
- FHA
- Lease Purchase
- Lender Approval
- Non-Qualifying-Seller Approval
- Owner Financing - 1st Mortgage
- Owner Financing – 2nd Mortgage
- Sell Workout
- Texas Vet
- USDA Eligible
- VA
- Zero Down

Loan Payoff Information*

1st Mortgage Lender : _____

Approx Payoff Amount: _____

2nd Mortgage Lender : _____

Approx Payoff Amount: _____

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 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. 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 972-881-9955. No cover page is necessary.

Updated 10/15/2010