

# Creekview Realty

John Prell, Broker Lic. #0493630  
Web: www.creekviewrealty.com  
Email: listing@creekviewrealty.com

San Antonio: 210-444-1233  
Toll Free: 800-219-9444  
Fax: 972-881-9955

## 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: \_\_\_\_\_

Grazing Price/Acre: \_\_\_\_\_

Hunting Price /Acre: \_\_\_\_\_

Mineral Price/Acre: \_\_\_\_\_

Available w/ Lease?  Yes  No

### **Loan Payoff Information\***

1st Mortgage Lender : \_\_\_\_\_

Approx Payoff Amount: \_\_\_\_\_

2nd Mortgage Lender : \_\_\_\_\_

Approx Payoff Amount: \_\_\_\_\_

### **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

- 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: \_\_\_\_\_

**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

**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 Irrigated: \_\_\_\_\_

# of Pasture: \_\_\_\_\_

# of Level : \_\_\_\_\_

# of Rolling: \_\_\_\_\_

# of Hilly: \_\_\_\_\_

**Improvements**

**Type of Constrction**

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

# Barn Stalls: \_\_\_\_\_

Value/Impr: \_\_\_\_\_

# Bedrooms: \_\_\_\_\_

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

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

Family Room \_\_\_\_\_ X \_\_\_\_\_

Study/Office \_\_\_\_\_ X \_\_\_\_\_

**Kitchen\*** \_\_\_\_\_ X \_\_\_\_\_

Breakfast Rm \_\_\_\_\_ X \_\_\_\_\_

Dining Room \_\_\_\_\_ X \_\_\_\_\_

Utility Room \_\_\_\_\_ X \_\_\_\_\_

Other Room 1 Use: \_\_\_\_\_

Other Room 1 \_\_\_\_\_ X \_\_\_\_\_

Other Room 2 Use: \_\_\_\_\_

Other Room 2 \_\_\_\_\_ X \_\_\_\_\_

**Room Dimensions:**

Entry Room \_\_\_\_\_ X \_\_\_\_\_

Living Room \_\_\_\_\_ X \_\_\_\_\_

**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

**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

Utility Suppliers:

Electric \_\_\_\_\_

Gas \_\_\_\_\_

Water \_\_\_\_\_

**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): \_\_\_\_\_

**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

Sewer \_\_\_\_\_

Garbage \_\_\_\_\_

Other \_\_\_\_\_

**Proposed Terms**

- 1 Cash
- 2 Conventional
- 3 Seller will carry 1<sup>st</sup>
- 4 Seller will carry 2<sup>nd</sup>
- 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

Potential Short Sale Yes No

Occupancy Owner Tenant Vacant

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

*Updated 10/15/2010*