

SALIENT FEATURES for the WELCH RANCH

- RANCH SIZE: 517 Acres (subject to survey which has been ordered)
- HOUSE SIZE: 3,220 sf (Neugebauer Appraisal). See floorplan
- BIG LAKE SIZE: 9-10 Ac (depending on rainfall and canal)
- SMALL LAKE SIZE: 2.5 Ac (appx)
- BEDROOM 3 or 5 (Gamroom was designed to create 2 additional bedrooms is desired).
- BATHS: 2 full (w/showers)
- WATER SUPPLY: H & H Water (6-month average was \$32.21/month)
- ELECTRIC: Navasota Valley Coop (8-month average was \$50/month)
- ROOF: Custom standing seam metal roof installed 2004-2005 (note: owner is a commercial roofer and estimated roof cost at \$60K retail). 3 inches of polypropylene foam, ice/water shield, new deck, hand rolled and fabricated standing seam metal roof. Very good roof!
- FENCING: Appx 5 miles of perimeter 6-wire fence (most under 4 years old)
Appx 1.5 miles of interior 6-wire fence (all under 4 years old)
- PAVILION: Appx 75'x75' slab open-walls metal roof
- BARN: Appx 40'x40' metal skin and roof on slab
- STOCK TANKS: 9 drought resistant tanks. None went dry in last drought.
- TERRAIN Appx 370 acres of open pasture
Appx 130 acres of wooded area
Appx 15 acres of total surface water
- FENCED PASTURES: 7 Total if you include the house compound up to the gate.
- PRIMARY ACCESS: Old Marlin Road
- SECONDARY ACCESS: Busby Road (potential, working on title/easement)
- SECONDARY ACCESS: Felkner Road (easement)
- DISTANCE TO WACO: Appx 10 miles
- PRIMARY GRASS: Coastal with some Bluestem in the Eastern most pasture.
- BIG LAKE DEPTH: 25' when constructed. Likely 23' now due to silt.
- BIG LAKE DRAIN PIPE: 4' Metal
- TAXES: \$4,405 for 2017 with existing Ag Exemption
- INSURANCE \$2500 estimate (owner pays into a pool with 4 other properties)
- MCAD ID'S: 153788, 356628, 316869
- COW CAPACITY: 100 Animal Units (100 pairs). Maybe 125.
- HUNTING: Ducks, Hogs, and Dove. Limited Deer.
- FISHING: Very good. Primarily Black Bass.
- MINERALS: Will convey 50% of all owned minerals with acceptable offer.

