

**Income Producing & Agricultural Exemption for Hay!** Pastures Planted w/Jig, Bahia & Coastal. Bails are **Worm-Free** & Sell Out Every Year! Seller had soil tested by Texas A&M from 3 locations per their instructions that recommended correct fertilizer to produce the best hay. Report will convey with property to new Owner. Additional Acreage is Available from surrounding properties if buyer is interested for business expansion.

**60'x60' Horse Barn** has Six **12'x14' Box Stalls** w/Space for 6 more stalls, cement isle way, **Tack Room, Feed Room, Indoor & Outdoor Wash Racks** accessible for blacksmith to back into & for feed delivery. **Auto Waterer** in each stall. **Storage Area** above Feed/Tack Rooms. 18-Wheeler can access property for feed deliveries. Barn's slab foundation was poured w/rebar on a grade for proper drainage. Amour in Tackroom w/3 Saddle Stands, Cover for Implements & Lockable Steel Container **Convey with Property.**

**100'x300' Riding Arena** with 100 loads of combination sand which was originally designed with a 3% grade from center w/normal maintenance once a year.

**7-Foot High 60' Round Pen** that has a base with sand on top. T-Posts have been installed 10 feet off the outer rail for free jumping or exercising without allowing horse to reverse at will. Ground has not been worked on regular basis but essentials are there.

Property is Cross-Fenced into 6 pastures have Walk-in Covers & **4-Foot High No-Climb Mesh Horse Fence with ½-inch Electrical Tape**. 2.5-Acre Stallion Pasture have Walk-in Cover & **7-Foot High No-Climb Mesh Horse Fence with ½-inch Electrical Tap** to meet State Law Requirements for Stallions. West fence line was deliberately built inside property line so Seller has total **Control of Fence Maintenance.**

**3035 sqft 4/3 Home** has Recent **Windstorm Certified Roof**. Open Floor Plan with Large Living & Dining Room Area. Island Kitchen has Granite Counters, Breakfast Bar, Sunroom/Breakfast Area. Home has a **Newly Installed Full Bathroom & a Recently Updated Full Bathroom**. Office/Study can easily be **4<sup>th</sup> Bedroom or Nursery** that shares Master Suite's Closet. **Both Air Conditioners work good** (A/C Unit upstairs is rarely used & has very low hours on it). Home Ventilation System is cleaned 4 times a year & Air Conditioners are cleaned several times to keep sand out of the grills after winter winds. **All Kitchen Appliances Stay** with Home & are covered under **Sears 1-Year Comprehensive Warranty**, excluding disposal. **Seller Owns Above-Ground Propane Tank** which will Convey with the Property. Seller planted **Bright & Colorful Colius Bulbs** under a layer of potting soil in the front yard gardens.

Home has **2016 Recently Painted Interior & Exterior** w/Home Depot **Elasticized Paint over 4 Coats of Primer**. After Elasticized Paint was applied to Backdoor, seller decide to change the color, so Painters painted Backdoor with new color without applying primer first, which caused paint to appear to be crack. **House Exterior Wood is Cedar**. Seller had fitted all the Home Windows with **Custom Sunscreens**, but due to recent storms a few are missing or are being stored in the Carport Storage Room.

Home sits **Very High on 100 loads of Sand w/Slab on Pier & Beam**. Porches, Walkway & Carport Slab Cement were poured separate from the home's foundation and at grade for proper drainage. Porches have hairline fractures but are not part of original home's foundation & do not reflect the home support structure. When porches were installed, installer told seller rebar was not required, so they used mesh instead of rebar for porches.

**\*\*THIS INFORMATION IS PER SELLER\*\***

**2 Entrances with Elevated Driveways** go all the way to the back of property to drive around barn & jumping arena. Areas around Barn, Jumping Arena & Round Pen have **Cement Wash** w/grass grown over so vehicles can access anytime. **Second driveway** has **RV hookup** next to **Recent Aerobic Hoot Septic System** to allow people to live in a RV/Mobile Home. Driveway allows large equipment access to back of property. There is an elevated road that goes back to the far end of the property

**Water & Electric go all the way to the back of property**, which are capped for future use. Back left fenced rectangular area has **40x70 Concrete Slab** for an additional barn or structure & on the Right-hand side there is an additional **9x12 Concrete Slab**.

**Separate Area for Manure.** Small fenced-off strip on far-right side is where all manure has been shredded so Pastures have never had horse on them without worming program.

8.16 Acres behind home fencing has been **Raised 12 Inches w/3 Drainage Passages** & is graded for rainwater runoff to flow into back-reserve ditch, Hayes Creek, **to Improved Water Management**. When surrounding properties had water up to their homes, this home did not have any water in the yard. Seller has put in significant drainage which always needs to be kept up every 2 years. There are Large Culverts running down farthest sides of the property on the East & West Sides to the back ditch and a Large Culvert running down the center of the property from mid property to the back ditch. The back-property line purposely extends to the center of the ditch so seller always has access to drainage. Seller installed back fence so horses could not get into the ditch. County maintains cutting the grass from the fence to the ditch which keeps snakes away from the property.

Seller arranged for 3 loads of dirt to be dumped on the 2<sup>nd</sup> driveway for future use to fill in backyard dips produced over the past 10 years from droughts & freezes. Seller will have 1 load of dirt delivered to repair the back drainage ditch east side eroded area. Seller is in the process of raising the left side front pasture with loads of dirt, which would be a great benefit to new owner. Once this area is raised, there will be only one area left that needs to be raised.

All the subdivisions that are being constructed in every direction from this area cannot touch this property due to 2 Private Roads that protect it with **County Road 382 being a Dead-End Road with No City Easement**. High-End Custom Homes are being constructed behind the property & across the street.

Seller arranged with the County to possibly dig out all the ditches along CR 382 for better rainwater management and scape the roadsides off to give CR 382 another 6 feet of hard driving surface.

**Buyer Needs to Verify the Following Proposed Plans for the Area:** Houston is planning to have a Metro Lane down center of TX-288 for better traffic flow. They are working proactive to prevent traffic congestion & have provided Park & Ride Areas. EZTag Only Toll Road was completed west of TX-288 to connect TX-6 to Loop-610. TX-99 will connect League City to Katy & is proposed to cross TX-288 at County Road 60, which is just South of Property. County Road 48 is being Expanded to 4 Lanes with 1<sup>st</sup> Half Completed North of TX-6. Houston estimates 200,000 people to relocate to Pearland Area within 2 years. Manvel Town Center is Proposed to be located at TX-288 & TX-6 intersection. A Large Oil Company plans to relocate Home Office nearby the TX-99 & TX-288 intersection. Developer plans to Build Mall in same area.

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