

## EL RANCHO VERDE

+/- 217.16 Acres in Henderson, Texas

Tax Parcels: #21939 (Survey – YES)

AG Exempt: YES

Barn	Lodge	Cabin#1	Cabin #2	Cabin #3
Newest Building Slab	Old School Building	Small Cabin	Old Home Depot	Old School Building (next to Pool)
50 x 60f (approx.) 17' Height 15 x 60 x 12 Lean 12" Overhang 8x8 Loft Room 2 Double French Doors Storage Closets	40 x 40 (approx.)	20 x 20 (w/loft) (approx.) Attached Utility Storage	25 x 25 (2 stories) (approx.) Detached Storage Bldg.	29 x 29 (approx.)
Built 2012	Built 2011	Built 2007	Built 2005/2006	Built 2011
Central Air/Heat (3) Electric	Central Air/Heat (1) Electric	Window Unit (1)	Window Unit (2)	Window Units (2)
Split Level	Accom. 40	Accom. 5	Accom. 4	Accom. 4
Basketball Court	Well Water	Well Water	Well Water	Well Water
Satellite Access	Satellite Access	Satellite Access	Satellite Access Phone/Internet Access	Satellite Access
Flat Screen TVs (2) Surround Sound/Media	Propane	Propane	Propane	Propane
Gas Water Heater	Gas Water Heater	Gas Water Heater	Gas Water Heater	Gas Water Heater
Bathrooms (hers/his)	Full Baths (2)	Full Bath (1)	Full Bath (1)	Full Bath (1)
Full Kitchen (**)	Full Kitchen (**)	Full Kitchen (**)	Full Kitchen (**)	Full Kitchen (**)
Dishwasher	Dishwasher	No Dishwasher	No Dishwasher	No Dishwasher
Pavilion	Fireplace (2) Gas	No Fireplace	Fireplace (1) Gas	Fireplace (1) Gas
Metal Roof (5yrs)	Metal Roof (5yrs)	Metal Roof (10yrs)	Metal Roof (2012)	Metal Roof (5yrs)
Septic	Septic	Septic	Septic	Septic
Security Lights	Security Lights	Security Lights	Security Lights	Security Lights
Sliding Doors	Surround System		Washer/Dryer	

(\*\*) Refrigerator, Stove and Microwave included. City Water Access, Fire Extinguisher and Smoke Detectors



Wendy Johnson, ALC

REALTOR®

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Pavilion	Pool	Gate	Portable Shed	Irrigation System
1200 sf 12' Pitch	24 x 40 x 31 5' Depth	Entry Gate	14 x 24 (336 sf)	15 Stations
Built 2011/2012	Built 2011	Electric Powered	Built 2012	Installed: 2011
Cedar Gables and Trim	Salt Water (1 system)	Solar Powered	Windows	Location: Behind Lodge
Electrical Outlets	Western Cedar encl. fence		Wood Frame	Well Fed
Ceiling Fans w/lights	Decking		3' Doors (2)	Head-Head Coverage
Security Lights	Cabana/Elec. Outlets			

Concrete/RV Pad	Fencing	Creeks/Ponds	Soil
15 x 30 for RV or Office	6' & 8' High Game	Ashby	Clay
Location: Left Side of Entry Gate	Fully Fenced	Scoober – Spring Fed (NE property line)	Iron Ore
Water/Electric/Septic		Pond – 15' Depth Stocked w/Catfish, Bass	

**Buyers & Buyer's agent to verify all information provided. Listing agent assumes no responsibility for correctness.**

- There are currently no exotics on the property
- Stag, Axis, White-Tail and Fallow Deer have been since sold
- Mufla Sheep available (Price to Sell, currently not on property)



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