

14575 SW 2230, Wortham, TX 76693
With survey

ABS A 10921 T BRISCOE ABST TRACT 1	50.5 ACRES
ABS A10415 HT & B RR CO ABST TRACT 4	49.3 ACRES
ABS A10411 H & T C RR CO ABST TRACT 7	49.0 ACRES
ABS A10337 E HILLHOUSE ABST TRACT 13	11.1 ACRES
ABS A10337 E HILLHOUSE ABST 14	3.3 ACRES

TOTAL ACRES - 159.9

80.1 at \$1850 = \$148,185.00

79.8 at \$1750 = \$139,650.00

Land Total = \$287,835.00

Electricity	15,000	Power poles and service on ranch.
Water	3,400	Water service brought on ranch.
Shop	100,000	1700 SQ FT shop with office and full bathroom with shower. Office and bathroom have heat and A/C. Entire shop is fully headed. Three 12' x 12' bay doors with automatic openers.
Driveway	11,500	5,000 SQ FT of concreted driveway and parking pad.
Carport	4,000	30' by 22' custom built with rock base and secured with mobile home anchors.
Fencing	45,000	Perimeter fencing, services gates and entrances, cross fencing properties.
Tractor	35,000	Kubota cab tractor with heat and A/C with front end loader and 6' mower deck
2 trailers	3,000	14' Utility and 8' utility with 99 gallon fuel tank
Polaris	20,000	Polaris Crew 800 4x4. Seats 5, hard top, extra lighting, winch.
Trailer Blinds	15,000	Custom built large trailer blinds. Insulated and heated. Seat 3 adults
Tools	2,000	Numerous power and shop tools.
Misc labor	30,000	

274,900.00 Other

292,835.00 Land

571,735.00 Total cost spent

Property located on ¾ mile off a paved road. Property has .67 miles of road bordering it along one side.

Property has a recent survey.

Custom gates large enough for all service vehicles and semi-truck entrance.

The ranch has managed roads throughout with access to all fencing.

Has a pistol range and a rifle range with backstops at 100, 200, and 300 yards. Maximum available distance is 500 yards.

Wildlife Management

Three 600 pound feeders that feed all year, morning and evening. Two are deer and hog feeders and one is a fenced deer only feeder. There has been no deer hunting on the ranch for more than 10 years.

The ranch has 5' tall game fencing in several area to control the movement of game. Approximately 50 acres have been set aside for animal use only. The ranch has a healthy population of deer.

The ranch has one large pond at 30,000 surface square feet and 5 smaller ponds. It has two creeks that flow water much of the year dependant on weather.

Ranch is Ag Exempt has currently has cattle on the property.