

### Information Sheet for 420 CR 103

- 40.430 AC paved County Road 103, approx. 15 miles west of Llano and 2 miles from Llano River
- Equipped and working well plus wind generated windmill feeding concrete water trough
- Working pens near windmill.
- Private and secluded setting of all improvements from the county road with property being fenced on 3 sides, and great area for hunting
- Lots of gorgeous live oaks, post oaks, mesquites, persimmons, white brush, some cacti plus seasonal creek lined with all sizes of granite outcrops
- Built in 2011, approx. 1480 SF Metal Building w/a 12x40 Shed Roof on east side, 720 SF efficiency apartment on west side and 760 SF storage/shop area on east side. Full septic in place for building and future home.
- Shop area has a 14x12 Overhead door on one end w/walk-through door into the apartment. An electric 4x4 elevator is at the back of the shop to move storage (18x40) above apartment.
- Living area has an 8x12 Overhead door in it plus a walk-through door to the outside. (Owner currently has foam insulation board covering up the Overhead door while living there).
- The wall between the living area and the bathroom is made from lumber that was salvaged from the old Llano Lumber Yard
- Clothes closet constructed from Antique wooden doors from downtown Llano building
- Curtain rod constructed from Antique Lumber Yard Glueing Clamp
- Pantry door\* is from Chicago Burlington Quincy Railroad weigh scale building (Railroad cars needing to be weighed were placed on a large scale built under tracks, and a balance beam scale was housed in a building next to track) Each building had a door\* to protect the switchman and scale from inclement weather.
- Bathroom vanity built from mission oak library table
- The Caboose was brought from Chicago. It traveled from 1975 to 1986 from Lincoln, NE to Chicago on freight trains, converted to maintenance gang living quarters (Bunk car) in St. Cloud, MN 1986 and used on Chicago Division till 2003. It's all steel construction and purchased from Burlington Northern RR. Track was built from Southern pacific abandonment in Gonzales, Texas.
- Septic system installed by the Caboose and electricity placed at nearby well.
- Old hunting cabin used by hunters, had 3 bunk beds in rear of cabin, and electric service is nearby. Currently being used as storage.

Current owner is retired from the Railroad, hence his love for the business carries over in bringing the Caboose to the property. His intentions were to turn it into a guest house, so with water, electricity and a septic in place, one could finish out a unique place for friends and relatives to stay.