

Large (2,454 sq. ft.) all brick with 2-car attached garage (629 sq. ft.), and attached carport (28-ft. X 36-ft.). Three bedrooms, roomy with large closets/storage, 3 baths, blinds installed inside double pane Pella windows, ash paneling, corner fireplace (which can be used to heat entire house). If desired, the wood fireplace can easily be converted to propane logs. Kitchen has a bar with lots of cabinets open to living room and kitchen. Wide doors accessible for handicap, ceiling fans throughout (refrigerator and stove will stay with house. Waterline is outside of house (not in slab to prevent under slab water problems).

The home is well insulated and efficient. All utility bills will be available for review. Southwest Milam Water averaged \$38.13 monthly/2014. Texas Propane averaged \$57.04 monthly/2014 (includes some commercial oven use). TXU Electricity averaged \$88.45 monthly/2014. The studs behind sheetrock are covered with 6 mill polyethylene, 1/2" sheetrock and 1/4" ash paneling. The ceiling joists are covered with 6 mill polyethylene above the sheetrock in the ceiling. The attic has blown-in insulation. An additional Reflective R21 installed under roof rafters in attic (Reflectix information and sample available for review).

The comodotes empty into two 500-gallon tanks. Balance of water used in house waters part of pasture. This was approved by Milam County Health Department approximately 1982.

Propane water heater replaced on May 26, 2005. Sears trash compactor, vent-a-hood and water softener for all water used in house. Sears dishwasher replaced – not sure of date. A security safe is located in concrete floor foundation for your valuables.

Roofing replaced in summer 1998.

High-efficiency Lennox heat is propane and cooling is electric four-ton unit installed on July 12, 2011.

Mature Desirable and native pecan trees, oak and miscellaneous trees throughout property.

No restrictions. 100% of minerals available. Three plugged oil wells (according to Railroad Commission regulations) that can be converted to water wells. One of the wells has been fracked for water.

County taxes for 2014 were \$1,302.46.

Approximately 19 acres with agricultural use, improved pasture (Tifton 85 and coastal), fenced (not the best), tank, creek, pens and 40-ft. Conex feed storage area. Pole barn (40-ft X 60-ft), tool room (9-ft.10-in X 40-ft) under a carport (30-ft. X 32-ft.) with additional space for a tractor, vehicle, etc. In 2015, seventy-five round bales of hay (first cutting) were harvested off this property.

This home has lots of potential. Garage can be converted to a large office, mother-in-law, or extra living quarters. Located 5-miles North of Rockdale on U.S. Hwy. 77. It has excellent highway frontage and is convenient to Temple, Waco, Austin and Bryan-College Station. Also, a 40-ft. Conex (overseas shipping container) for extra storage.

Jan *blz*