

House:

Spent nearly \$600K in 2000 / 2001 construction; full custom by Pat Bays Construction (a renowned area builder out of Dublin) –

- Stud walls are 2 X 8
- Pilings for house (21) and fireplaces (7) are drilled deep into bedrock
- Real stucco
- Limestone is Glen Rose pink; quarried in late 1800s and transported by mule team to Brady. Used in a peanut roasting mill; we purchased 7 full semi loads to build the house.
- All interior doors and casings are hand built custom
- Beams in living room, kitchen area are solid / structural – distressed by hand on-site.
- All metal plates, kitchen island vertical pieces and second story railing metal work was custom designed / fabricated.
- Stairs and second story flooring are hand cut / hand finished South Texas mesquite
- Bathroom vanities (counters) are solid wood (8 – 10in. thick)
- All kitchen appliances are superior brands / models
- Two ovens; two dishwashers, warming drawer, island sink
- Central sound system – all interior spaces and exterior (back porch)
- Central vacuum system
- Upstairs is a game room with built in bunk beds custom constructed of unique and rare pecky cypress wood + bathroom + office / bedroom
- ADT security (including fire sensors) system – house & garage
- Full coverage sprinkler system
- Complete Culligan water treatment system
- Garage is an oversized 3 car, with pull down stairs to an illuminated attic / storage area

Land:

- Two deep wells – house well is 1100ft. with new pump, wiring; “RV” well is 800ft. with 3yrs. Old pump and wiring
- Two septic systems - house and “RV” site
- Two separate power & phone services(house & “RV” site)
- Four tanks (ponds); large one is stocked and at capacity, is 20+ ft. deep
- Underground water piping to 6 stock tanks (three have ac power for de-icers)
- Three gates onto county road

Extras:

- Tractor garage floor is paved (extra rebar and concrete depth for heavy equipment)
- Tractor garage has power, lights & phone service
- Hay shed will hold 100+ round bales + a large quantity of square bales
- Corral has a stock for vet treatment + loading chute

- Skeet field is laid out and constructed per NSSA-NSCA guidelines section III-B-@-e & includes electric Winchester throwing machines (1 spare machine included)