

Additional Information on the property at 6059 VZ CR 2602, Mabank, Texas 75147

Kitchen Remodel in 2014. New LG stainless steel appliances, farm sink, granite, Redo on cabinets.

Bathroom Remodel in 2014 on both downstairs bathrooms

New flooring in 2014 for both downstairs bedrooms.

New paint in 2014

New hot water heater in 2013

New outside A/C unit in 2011

2" Wood Blinds throughout the house

Radiant barrier on the west side of the house

Third bedroom is upstairs and has its own bathroom and A/C unit

Tile in all areas of the house except bedrooms which has hand scraped wood floors.

Approx 600 sq ft of covered porches front and back.

Car Barn is a steel structure building 2,000 sq ft and is 40 x 50 with four roll up doors entry doors and workspace area with electricity and phone capabilities.

Cattle barn is a steel structure building 4,800 sq ft and is 80 x 60 with leanto overhangs on each side that is 20 x 60. Cattle barn has the squeeze shoot, tub shoot, weight machines, sink, refrigerator and cabinets. Complete operation for cattle AI, all under roof. The pens consist of four large, one smaller that is under roof and used for injured or sick. Also has an 16' alley and an 8' alley. Has a total of 23 gates. Easy for separating and loading and a loading chute.

Third barn in used for storage.

There is a 25 acre hay meadow consisting of Jiggs Burmuda that was established in 2000. The remainder of land is fenced and cross fenced and is fertilized annually. There are four ponds on the property. The fencing consists of barb wire and electric fencing around the house. Pipe fencing in the front.

There is also a grain silo on the property.