

## Hunting/Cattle Ranch Amenities (revised 1/21/14)

Roads on property with solar powered front gate

208 acres completely fenced with 8 ft tie lock galvanized fencing

30x50 all metal barn with concrete floor

Home generator with 500 gallon propane tank

5 carports

Two aerobic septic systems (3<sup>rd</sup> system at Hunting Shack not working)

Three water wells

1 pond stocked w/catfish & 1 pond stocked w/perch, bass, crappie

1 small pond for watering stock

32 acres crossed fenced

208 acres cleared w/tree stumps removed

Property has pecan, apple, peach, plum trees, etc.

**1 ½ Story Brick/Hardiplank Exterior Ranch Home** – 1886 sqft finished 1<sup>st</sup> floor (unfinished 2<sup>nd</sup> floor), 2 bedrooms, 2 bathrooms, living room, dining room, breakfast room, island kitchen, 37x10 den/multipurpose room, microwave, dishwasher, convection oven, electric range, w/d connections, MB shower only, handicap access & 2-car carport .

**2128 sqft Wood Exterior Mobile Home** – built in 1990, 4 bedroom, 3 bathrooms, living room, microwave, dishwasher, den, dining room, woodburning fireplace, oven, propane heat, a/c window units, master bathroom w/double sinks & tub w/separate shower.