

Utilities and Additional Property Information Provided by Seller

For property at 259 Velp 4215 ATHENS TX 75752

What providers are used currently for following services?

Electric TRINITY VALLEY ELECTRIC phone # 972-932-2214

Sewer FOSHEE RIDGELEY COOP phone # 903-469-4515

Water N/A phone # ---

Cable DISHNETWORK phone # ONLINE / DISH.COM

Trash KIM'S WEE HAUL phone # 903-675-1636

Natural Gas N/A phone # ---

Phone Company CENTURY LINK phone # 866-314-4148

Propane POTTS GAS phone # 903-567-6338

Internet CENTURY LINK phone # 866-314-4148

What are the average utilities per month for this property?

Electric: summertime - 250.00 winter - 275.00

Gas: summertime - N/A winter - N/A

Water: summertime - N/A winter - N/A

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? YES

Is there a current survey on the property? YES If yes, do you have a copy? YES

What builder built the home? UNKNOWN

How many owners has the home had? THREE

If the property includes acreage, how much is wooded and how much is open:

Wooded 12 ACRES Open 8 ACRES

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where NO

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

List below all of the features you can think of regarding your property.

INTERIOR:

- BUILT-IN SUB ZERO REFRIGERATOR
- 2 BUILT-IN CORNET ENLAYS IN LIVING & DINING ROOMS
- VERY LARGE WOOD DECK OVERLOOKING BEAUTIFUL BACKYARD
- SPACIOUS DINING ROOM
- BUILT-IN BOOKCASES IN LIVING AREA
- LARGE WALK-IN PANTRY
- NATURAL WOOD FLOORS THROUGH MUCH OF THE HOUSE
- GARAGE CONVERTED INTO 4TH BEDROOM STUDIO W/ KITCHEN
- LARGE STONE FIREPLACE IN LIVING AREA AND MASTER BEDROOM
- CEILING FANS THROUGHOUT HOUSE

EXTERIOR:

- 20 SPACIOUS ACRES WITH SCENIC VIEWS IN ALL DIRECTIONS
- GARDEN/FLOWERS BEDS IN BACKYARD
- WATER WELL ADJACENT TO BARN
- LARGE BARN WITH ACCESS FOR HORSES/COWS
- LARGE RAVING WITH CREEK WHICH FLOWS INTO POND

List any improvements YOU have made since you purchased the property. Give the approximate year, improvement made, and approximate cost.

- NEW A/C SYSTEM INSTALLED IN 2008
- REPAINTED IN 2009

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