

15570 US Highway 380 W
Krum, TX 76249

Quail Run Estates, Lots 20 and 21; Denton County Property Account
Numbers 176474 and 176475; 20.02 Ac.

Home:

- ★ Approx. 2,700 sq. ft.; built in 1997 and up-dated in past 2 years
- ★ 4 bedrooms
- ★ 2 ½ baths
- ★ electric air conditioning and heating
- ★ over size 2 car garage
- ★ natural gas fireplace
- ★ new appliances in kitchen
- ★ granite counter tops in kitchen and fascia of fireplace
- ★ 2.5 million year old fossil slab back splash
- ★ ceramic tile floor throughout except for bedrooms which are carpeted
- ★ septic tank
- ★ well, with a depth of 550 ft.; pressure tank in garage
- ★ ceiling fan in each room
- ★ thermal wood shutters in all windows
- ★ up-dated bathrooms
- ★ new mini-split air conditioner in bedroom above the garage
- ★ covered back porch with integrated seats

Land with Home – 10 Acres:

- ★ one (1) acre is home site
- ★ nine (9) acres, subdivided into three (3) pastures, each with their own water source with 100 gal. water tanks and no-freeze nozzles
 - 4 acre pasture
 - 2 acre pasture
 - 3 acre pasture
- ★ fenced and cross fenced
- ★ two (2) loafing sheds
 - 12x24
 - 12x36
- ★ electronic key pad security code for entry and exit from property

(continued)

Arena/Barn 10 acres:

Horse Barn:

- ★ AmeriStall insulated barn with cupola
- ★ Ten (10), 12 x 12 stalls, with fans and electrical outlets for each stall
- ★ All stalls have corner feeders and automatic fly spray nozzles
- ★ Fly spray reservoir in tack room
- ★ Tack Room, 12 x 12, with electrical outlets
- ★ Wash area with hot and cold running water, with electrical outlets
- ★ Two (2) pipe stocks
- ★ Veterinary area, with electrical outlets
- ★ Air conditioned/heated office, with multiple electrical outlets, and attached full bath, with electrical outlets. Septic tank for barn bathroom.
- ★ Covered, enclosed storage area, with shelves, 48x12 (576 square feet)
- ★ Covered, enclosed hay storage area, 36x12 (432 square feet), capable of storing 200 square bales of hay
- ★ Four (4) external, covered electrical double outlets
- ★ Attached, covered breeze-way leading to covered arena viewing area, 6x12

Riding Arena:

- ★ Covered arena viewing area, 1,321 Sq. Feet, two (2) ceiling fans, electrical outlets & picnic table.
- ★ 100' x 200' pipe & cable arena with 3 gates. Built on 25' centers.
- ★ 104' x 175' I-beam construction and metal roof with skylights
- ★ 3 rows of arena electrical lights with multiple switches
- ★ 6 outdoor speakers along the west side of the arena. All speaker wires centralized to south end of the viewing area
- ★ 10' windscreens on West side, North side, and part of the East side.

Additional Amenities:

- ★ Second septic tank @ potential home site (first septic tank is at the barn)
- ★ 60 foot Priefert round-pen, with walk through gate
- ★ 50 foot Priefert round-pen, w/o gate (Priefert Parelli Play Pen)