

The Texian Ranch Inclusions

LAND & IMPROVEMENTS

- 173.3 Acres of Land in Washington County
- 1 Home 3/3.5/3 4340 SF, 7,000 SF under roof
- 1 1660.21 Feet of Highway 290 Footage
- 1 Small House 1000 SF
- 1 Barn 6000 SF
- 1 Swimming Pool 29,000 gallons
- 1 Log Cabin 320 SF
- 1 Small Running Creek
- 3 Lakes/Ponds
- Bluebonnet Fields
- Pecan Trees - approx. 200
- Garden with 6' fence
- Fruit Trees (Peach, Pear & Fig)
- Abundant Deer
- 1 Water Wells -240' large homestead
- 1 Shallow Well at small homestead
- Fully fenced and cross-fenced
- 1/2 Mineral Rights
- Agricultural Tax Exemption

FARM EQUIPMENT

- 1995 Massey Ferguson Tractor
- 1975 Massey Ferguson Tractor
- 1996 Caterpillar D6H Bull Dozer - 2003 Engine
- Box Blade 5'
- Shredder 5'
- Shredder 15' old
- Shredder 15' Newer
- Spray Tank - Pump 300 Gallons
- Disc Plow 10'
- Chisel Plow 12'
- Disc Plow 5'
- Carpenter Tools - Misc. Various
- Cattle Trailer

LIVESTOCK

- 18 Registered Beefmaster Cows
- 13 Registered Beefmaster Calves
- 1 Registered Beefmaster Bull (Son of Smith & Wesson Approx. \$3500)
- 2 Donkeys