

Cielito Lindo Ranch – A Timeless Property

Traveling to the ranch, each turn in the road takes you away from the stress of today and brings you closer to an enduring beauty, secluded behind stands of trees where time seems to stand still. Your first visit there, stepping out of your vehicle on to the soft soil and looking at crystal clear skies, the realization occurs to you that you have arrived at someplace special.

Cielito Lindo Ranch – started by a couple with a dream. A dream that included a love of horses, specifically the Pura Raza Española (PRE), translated as "Pure Spanish Horse", a beautiful horse from the Iberian peninsula where they have been recognized as an individual breed since the 15th century. Elegant, noble with thick manes and strong necks and a history as a war horse, modern day Andalusians are seen at the Olympics in Dressage and Show Jumping.

With horses brought over from Spain to start a new lineage at Cielito Lindo Ranch, much success and joy was had at competitions, gatherings at the arena and family events at the home.

The hope is that future owners will sense the specialness of the place, the privacy of the location and the perfect access that the area has for people coming from multiple city hubs.

The home is thoughtfully located behind a privacy wall to protect the peace and privacy of the residents even while activity is happening in the barn and arena. The deck and window wall of the home looks out over a gorgeous view of two live creeks feeding into a tranquil pond and peeking through stands of trees to the hay pasture beyond. Deer traverse the grounds while egrets fly over the through the sun lite skies to land in the fields of tall grass.

Although when you are at the ranch, the quiet, scenic location makes you feel worlds away, it is very close to Columbus and Bellville and an easy commute to Houston or Austin. As a working ranch, it is being offered with all equipment to ease the transition for the next owner. A foreman currently resides in the mobile home on the property and arrangements can be made, if desired, for the next owner to continue to employ him in the current capacity.



HIGHLIGHTS

- 80 acres working horse ranch currently breeding Andalusian horses
- Unrestricted
- Equipment and implements included
- Gated entrance
- Custom 3 bed, 2 bath home 1,728 square foot home
- 6 stall custom built horse barn – Dutch barn style
- 576 sf apartment/meeting room above horse barn with full bath & kitchenette
- 3 bed, 2 bath Foreman's house – mobile home
- Hay barn
- Equipment/implement barn
- Paddocks, round pen, horse walker, multiple horse pastures
- Fully fenced and cross fenced
- Two live streams
- Two ponds
- High speed internet
- Ag exempt for timber
- Hay producing



CUSTOM HOME - ONE OF A KIND

RASTRA CONSTRUCTION WITH #4 REBAR VERTICAL AND HORIZONTAL CONCRETE FILLED

RASTRA construction:	Composite Insulated Concrete Form System – www.rastra.com - Rastra has very high structural strength due to reinforced concrete walls (concrete with rebar in the grids), 700% stronger than wood frames. Resistant to high winds, hurricanes and tornadoes. It's very high fire rating and endurance lets it act as a thermal barrier and fire health hazards are very low as it is non-combustible. Has very high insulating properties, low heat penetration depth, thus lowers energy use up to and above 50%. It is highly frost, fungus and mildew resistant. The sound absorption is very high. Its main components are concrete and polystyrene. SEE FOLLOWING PAGES FOR MORE INFORMATION.
Area:	1,728 sq ft
Levels:	2 - Plans available.
Bedrooms:	3
Master upstairs:	16ft x 13ft, carpet (2005), corner with 2 large windows overlooking landscape, low E glass double pane, ceiling fan
Master bathroom:	Full bathroom with double granite sinks over granite counter with wood cabinet underneath, small wall mounted wood cabinet, wood floor, glass shower
Staircase:	Carpet (2005)
Staircase balustrades:	Wood
Closet:	Under the stairs
Entrance/main:	Double antique doors. Outside porch supported by 2 cedar posts, tongue and groove ceiling with wood beams
Living area:	NEW Laminate floor (2017) Ceiling: tongue and groove over wood beams, double inclined Windows: 6 large floor to ceiling windows overlooking the front yard, trees, creek, landscape and hay meadow; low E double panes



Bedrooms downstairs:	Two bedrooms, both 11ft x 13ft, laminate floor (2017), large windows, low E double pane and ceiling fans.
Full bathroom:	Granite sink and countertop over wood cabinet, tile floor, tub with glass shower
Kitchen:	Laminate floor (2017), granite countertops, island with granite countertops, gas stove, wall mounted and under the counter cabinets, two garden windows overlooking the landscape
Water well:	Depth 350 ft, located between home and barn
Septic:	Aerobic system, Aqua Klear AK600S waste water treatment system. Schematic available. Located next to home
Noteworthy features:	High speed internet, cellphone booster, Direct TV, total home 44,000 grain water softener, stationary propane/butane owned tank, gas heating, gas drier, gas water heater, telephone extensions in bedrooms
Landscape:	Water drip system for irrigation along property boundary and select areas



**STALLION BARN
RASTRA CONSTRUCTION ~ CONCRETE BEAM AND SLAB FOUNDATION
CONSTRUCTED APRIL 2005**

BARN & STALLS:

Barn size:	36 ft x 48 ft
Number:	Six (6)
• Size:	12 ft x 12ft
• Brand:	Priefert: bar top with wood filled bottom
• Flooring:	shavings over sandy loam, clay- dirt mix
• Lighting:	Fluorescent
• Cooling:	Fans
• Watering:	Continuous waterers
• Feeders:	Rubber pans
• Walls:	Plywood over Priefert panels between common walls & Rastra walls
• Outside doors:	Dutch type
• Drain:	PVC 3 in. along 36 ft axis ending outside
Work area:	12 ft x 12 ft, ceiling fan, rubber matt floor, tool area, fluorescent lighting
Tack room:	12 ft x 12 ft, concrete floor, tool area, metallic cabinet, fluorescent lighting
Center aisle:	Concrete with drains, north side sliding door, fluorescent lighting
Roof:	PBU Galvalume metal, insulated, vents
Fly spray:	Automatic fly spray system throughout
Cameras:	Web view closed circuit cameras: each stall, aisle, work area, outside wash rack, outside work area
Wash rack:	Outside against back wall

UPPER LEVEL APARTMENT:

Size:	12 ft x 48 ft
Kitchenette:	Microwave, sink, composite countertop



RIDING ARENA

Size: 176ft x 60ft
Footing: Sandy loam mixed with clay
Railing: Wood (2in x 4in)
Watering: Sprinkler system
Cover: Partial shade from trees early morning late afternoon
Walker: 4 horse, reversible, 3 speed
Cameras: 2 web view closed circuit cameras

ROUND PEN

Size: 50 ft diameter, 6 ft high
Brand: Priefert
Type: Heavy tubing with 6ft x 9ft Bow Gate
Water: Continuous waterer

HAY AND STORAGE BARN CONSTRUCTED 2012

Size: 30 ft W x 15 ft H x 72 ft L
Type: PBU galvalume metal roof, arched (Hood structure), 14-gauge structural steel tubing
Base: Arch tubes are bolted to sinter block wall filled with concrete
Floor: Dirt

MACHINERY STORAGE SHED CONSTRUCTED 2016

Size: 34 ft W x 12 ft H x 48 ft L
Type: PBU galvalume single incline metal roof on Zees and purlins, 4 1/2in diameter pipe poles in concrete, 2 3/8 in pipe welded rafters
Floor: Dirt

PADDOCKS CONSTRUCTED 2017

Size: 42 ft x 14 ft
Number: 4
Type: 2 3/8 in welded pipe and 1/2 in cable strands, woven horse mesh fence on 3 sides, welded square tube gates
Water: Continuous waterers
Feed: Hay racks



Cover: tree shade
Floor: dirt

PARTITION WALL

Purpose: Create privacy by separating the equestrian facility from the home
Form: L shape
Construction: Cinder block on beam foundation

MOBIL HOME

Size: 16 ft x 76 ft
Area: 1,178 sq ft
Description: 3 bedrooms, 2 bathrooms
Cooling: A/C window units
Heating: Central electric heating
Dryer: Gas drier
Internet: High speed internet
Television: Direct TV
Septic: Leach field
Utility: Dedicated transformer

PASTURES

Improved: 16+ acres of coastal Bermuda, harvested for own hay consumption
Hay field: 6+ acres with PVC underground piping for sprinkler irrigation
Fencing: All pastures are fenced with barbless wire, wood posts, and solar electric wiring
Water: All fenced pastures have continuous waterers
Pens: 6 10 ft x 10 ft tube pens for select feeding of horses

PROPERTY FEATURES

Water well: Depth 350 ft, located between home and barn
Septic: Aerobic system, Aqua Klear AK600S waste water treatment system
Schematic available. Located next to home
Minerals, oil & gas rights: Will be kept by owners
Utility providers: San Bernard Electric Co-op
Columbus Butane
AT&T phone
LiveAir Networks internet service



Water features: Fishing pond close to home, wide-mouth bass, fed by two natural streams. Two other ponds elsewhere in the property with seasonal water

Flood zone: Lower part of the 6+ acre pasture, next to the pond, floods with excessive rainfall



1031 Angel Lake Estates Equipment and Implement List

No.	Description	Date Purchased	Price new
1	Ranch implements	2002	\$1,700
2	John Deere Tractor Mod. 5105, 4x4, 45 hp with front end loader Mod. 521	2004	\$21,500
3	Bush Hog Mod. SQ720R shredder	2004	\$1,300
4	Box scrapper	2003	\$325
5	Back blade 3 pt	2003	\$980
6	Flat bed trailer	2003	\$1,250
7	Harrow	2004	\$570
8	Cimarron middle buster	2004	\$105
9	Front end loader fork	2004	\$375
10	Front end fork lift	2004	\$850
11	Rotary drill and accessories	2005	\$250
12	Disk box frame-20 disk	2006	\$890
13	New Holland mower conditioner-used	2006	\$500
14	John Deere rake back pull-used	2006	\$800
15	Horse trailer-5 horse-used	2006	\$8,200
16	Sprayer cone type seed-fertilizer - 3 hitch	2007	\$690
17	Farrier tools	2007	\$385
18	Arena conditioner 3 hitch	2007	\$200
19	Horse trailer-2 horse	2008	\$4,180
20	Fly control equipment	2010	\$1,700
21	Auger and bits	2011	\$440
22	New Holland square baler-used	2011	\$600
23	Portable generator	2011	\$660
24	Stihl MS 171chainsaw	2011	\$390
25	Pesticide sprayer	2011	\$1,095



26	Cement mixer	2011	\$330
27	Polaris 800 crew	2011	\$12,840
28	Bad Boy MZ Pro Series zero turn mower	2011	\$3,800
29	Toro Time Cutter MX 5050 zero turn mower	2015	\$4,000
30	Homelite Pressure Washer 2700 psi	2009	\$400
31	Morra tedder-rake 2 pt hitch	2015	\$2,862
32	Morra tedder-rake 2 pt hitch-replacement parts	2014	\$400
33	Landscape rake 3 pt hitch	2013	\$480
34	Mower trimmer brush weeder	2013	\$350
35	New Holland BC 5050 square baler	2014	\$15,500
36	Scaffolds	2015	\$550
37	Stihl weeder	2010	\$160
38	Acetylene-Oxygen welding unit and accessories	2016	\$850
39	Hobart 140 electric welder and accessories	2016	\$630
40	Ford 250 2007 diesel pickup	2006	\$34,280
41	Road leveling rails (2)		\$300
42	Compressor 150 psi	2008	\$150
43	Reciprocating saw	2016	\$160
44	Circular saw	2016	\$150
45	Makita reciprocating drill	2016	\$80
46	Multi Max Dremel	2016	\$130
47	Automatic battery charger	2010	\$100
48	Stihl MS 290 chainsaw	2004	\$400
			\$128,837



Highlights

The best feature of RASTRA is that it has so many great features. Whether you're looking to build a more energy-efficient home, or maybe a more environmentally-friendly office building – RASTRA is the answer. People on the coast like how well RASTRA holds up to hurricane force winds while homeowners in busy urban areas appreciate RASTRA's ability to reduce noise. You get the idea, there's value in any one of RASTRA's many selling features. The challenge is identifying which is the most important to you.

Features & Benefits

- Superior thermal performance
- Energy savings for the life of the home
- Dimensionally stable – reduces maintenance – maintains watertight shell
- Non-combustible - 4-hour fire rating – produces no toxins
- Lowest cost-of-ownership available
- Provides a much safer structure
- Eliminates air leaks
- 85% recycled-content
- Increased resale value
- Improved indoor comfort
- Eliminates cold spots and drafts
- Works in harmony with HVAC units
- Quiet
- Reduced room-to-room noise – enhanced privacy
- Up to 700% stronger than wood frame construction
- Effective against hurricane force winds
- Effective barrier against wind-blown debris up to 250 mph
- Earthquake tested to magnitude level 8
- Extended service life
- Shorter construction cycles
- Impervious to rodents and insects including termites
- Does not promote mold growth; improved indoor air quality
- Lifetime Warranty



What is rastra?

RASTRA is the original Composite Insulating Concrete Form (ICF), first introduced in 1972 in Austria. Since then over 9 million units have been placed in service with installations throughout Europe, Middle East, Far East, North Africa and the Americas, in all types of climates from the Austrian Alps to the Saudi Arabian Desert, to the humid climate of Southeast Asia. Today, RASTRA is not only recognized as the original, but also as the best product of any ICF category.



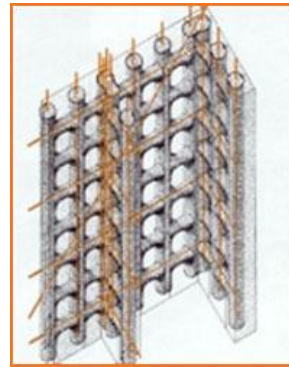
Approved by international codes and audited by accepted, independent organizations, RASTRA is the most extensively tested Composite Insulating Concrete Form available. While copycat composite ICFs exist, these products did not undergo the rigorous testing, lack approvals and decades of experience in process and application.

RASTRA is a stay-in-place Insulating Concrete Form (ICF) that is structurally strong • energy-efficient • sound absorbent • non-combustible • resistant to high wind, mold & pests • and made from 85% recycled materials.

RASTRA is recognized as the ultimate building solution for economical and environmentally-friendly construction. This stay-in-place system is made of a lightweight composite material called THASTYRON, produced with 85% recycled expanded polystyrene (Styrofoam) and 15% cement. RASTRA panels achieve strength from a combination of features specifically designed to maximize both shear and compressive strength.

The actual panel by itself is not structural. Wall strength is created when steel reinforcement and concrete are added to the interior of the panels. These interior channels form a grid or skeleton, of 6" diameter columns designed to maximize strength, yet use a minimum amount of concrete. By using different qualities of concrete and/or various amounts of reinforcement, in horizontal, vertical or even diagonal directions, the load capacity can be adapted to satisfy nearly any building requirement, including multi-story and seismic zone applications.

Standard Panel ~ used for walls - has semicircular grooves on both length sides interconnected by a number of tapered transverse channels. A standard panel is up to 10' long, 15" or 30" high with a wall thickness of 8.5", 10", 12" & 14". One 10" x 120" single panel weighs 158 lbs dry, still light enough to be handled without a crane. The 8.5" panel is intended for use in interior low load bearing applications only.



End Panel ~ used for wall ends, lintels, corners, window recesses and even ceilings - has half the width of the standard panel and has no transverse openings. For corners, cutouts are made in order to create channels for the concrete to connect two adjacent walls.



Internet:	High speed internet
Bathroom:	Full bath
Storage:	Closet
Cooling/heating:	Window unit cools and heats; 4 ceiling fans
Floor:	Tongue and groove
Lighting:	string lighting system
Windows:	Single pane windows (4ft x 4ft) overlooking stalls and work area
Entrance:	French door entry from wood terrace (26ft x 12ft) supported by 2 cedar trunks and with iron railing