

1007 Old Sayers RD Elgin 78621

Gated entrance

1. Custom security entrance with combination code and remotes
2. Cattle guard
3. Water
4. Electricity
5. Lighting at entrance (programmed via photocell)

Home and yard

1. Circular driveway and cattle guard with concrete supports at yard entry
2. Large trees with ambiance lighting shining up into branches
3. Four sides limestone with hardi plank siding above roofline
4. Sidewalk
5. Front covered patio
6. 100% gutters
7. Six exterior water spickets around home (2 front, 2 back, 1 on each side)
8. Propane tank buried on the right side of house (500 gallon)
9. Electric fence around perimeter of yard

Foyer

1. Hard tile
2. Custom tile work flooring
3. Vaulted ceiling
4. Ceiling beam
5. Tall windows

Office

1. Ceiling fan
2. Custom cabinets
- A. Filing drawers below window
- B. Filing cabinets
3. Hardwood flooring
4. French doors
5. Storage closet with combination lock on door has shelving and ample space

Living Area

1. Spacious open floor plan
2. Fireplace with limestone, gas lighter, raised hearth, handmade mantle from a cedar tree cut on the property
3. Vaulted ceilings
4. Ceiling beams
5. Hard tile
6. Custom cabinets
7. Prewired electrical for TV, cable and speakers are accessed in custom cabinet
8. Ceiling fan
9. Recessed lighting

10. Large windows look out to covered patio and pasture view

Kitchen

1. Kitchen dining combination open to living area
2. Granite countertops
3. Hard tile
4. Custom cabinets
5. Kitchen Aid stainless steel appliances include double oven (electric), 36" vent hood includes warmer, 36" gas cook top has six burners (drawer stack below for pots and pans), dishwasher, microwave
6. Hoshizaki cubelet ice maker
7. Large island with cabinets and electrical
8. Raised breakfast bar is made of limestone and granite counter tops
9. Recessed lighting
10. Large walk in pantry
11. Vaulted ceilings with cedar beams
12. Curved arches

Dining

1. Hard tile
2. Custom cabinets include buffet, divided light doors, granite counter top
3. Tall windows
4. French doors that open to the grand covered back patio
5. Kitchen and dining open to living area as well as outdoor living area

Master Bedroom

1. Ceiling fan
2. Custom cabinets and shelving
3. Cable and phone wiring
4. Transom windows
5. Carpet
6. Recessed lighting
7. Space for sitting area

Master Bath

1. His and her vanities
2. 42" mirrors
3. Hard tile
4. Ceiling fan
5. Jacuzzi tub with custom tile work
6. Custom cabinets
7. Granite countertops
8. Glass enclosed walk in shower with double head, bench seat, recessed lighting and custom tile work
9. Linen Closet
10. Walk in closet with custom cabinets, built in chest of drawers, shoe shelves and a lavish amount of space to store wardrobe

Bedroom 1

1. Ceiling fan
2. Carpet
3. Recessed lighting
4. Custom cabinets include a bench seat below window that offers a cozy nook for reading, built in drawers and shelving
5. Cable and phone wiring
6. Cork board on wall (posters, etc.)
7. Private bath

Bath 1

1. Entrance through Bedroom 1
2. Single vanity with cultured marble countertops
3. Shower tub combo with custom tile work
4. Walk in closet
5. Hard tile

Bedroom 2

1. Picturesque views from all windows that look out to pastures and country living
2. Recessed lighting
3. Remote control dual headed Minka Aire brushed nickel ceiling fan
4. Cable and phone wiring
5. Walk in closet
6. Carpet

Bath 2

1. Between Bedroom 2 and Game Room
2. Walk in shower with custom tile work
3. Hard tile
4. Single vanity with cultured marble countertop
5. Linen closet
6. Tankless gas water heater on exterior wall

Game Room

1. Prewired speaker outlets
2. Cable and phone wiring
3. Ceiling fan
4. Carpet
5. Exterior door that opens to back patio

Back Entry

1. Hard tile
2. Entry from carport

Guest Half Bath

1. Single vanity with cultured marble counter top

2. Large storage closet
3. Hard tile
4. Located in back hallway near carpet and utility room

Laundry Room

1. Custom cabinets include desk area with filing drawers, countertops for folding laundry and open shelving for storage
2. Storage closet
3. Hard tile
4. Gas and electric dryer hookups
5. Washer hookup
6. Tankless gas water heater on exterior wall
7. Vented exhaust fan
8. Utility sink
9. Refrigerator or freezer space with waterline
10. Electrical subpanel in broom closet including WIFI

Miscellaneous notes

1. 10-foot ceilings
2. Vaulted ceilings
3. Ceiling beams in main living areas
4. Large windows
7. Curved arches and rounded corners throughout the majority of the home
8. Culligan water softener leased by owners, located in barn and run underground to house
9. Exterior lighting between house and barn
10. Diesel tank doesn't convey (located to the left of house towards the well)
11. Metal roof 24 gauge
12. Prewired for security

Exterior Features

1. Front sidewalk
2. Front yard trees have lights that shine up into trees
3. Propane tank buried to the right of sidewalk
 - A. 500-gallon propane tank
 - B. Easy access to fill tank
4. Gutters 100% around home
5. Carport for 2 cars
6. 4 sides masonry limestone
7. Front covered porch
8. Conventional septic system
 - A. Opening located on left side of house beside master bath
 - B. Field lines in backyard on left
9. Back covered porch
 - A. Gas outlet for grill
 - B. Large porch with uncovered area as well
 - C. Prewired for stereo
10. Six exterior water spickets/faucets around the house

- A. 2 in front
- B. 2 in back
- C. 1 on each side
- 11. Electrical box located on exterior wall of house on the left (laundry room wall)
- 12. Gravel driveway
- 13. Electrical boxes
 - A. One to the house is located behind above ground pool
 - B. Pasture electrical box is located near Well #1 to the left of barn where pig stalls are located.
Stalls do not convey.
- 14. Water spicket near electrical box closest to Well #1
- 15. Internet tower located to the left of house behind trees. Pole can be folded down to adjust antennae

Barn

- 1. 25' x 32'
- 2. Culligan water softener plumed to the house underground
 - A. Leased not owned
 - B. Plumbing is available if buyer wants to purchase their own water softener
- 3. Tankless hot water heater (gas or electric?)
- 4. Electrical 100 amps
- 5. Gray water goes beyond dog yard to water grass
- 6. Two large roll up doors
- 7. Two regular doors
- 8. Floor drain for bathing livestock/other animals
- 9. Animal pen
 - A. Concrete raised lip so water doesn't run everywhere in barn
 - B. Dog door so they can go in and out to the fenced in area

Well #1 (house and barn)

- 1. Installed in 2012
- 2. 375' depth

Well #2

- 1. Located on right side of driveway as you enter property
- 2. Produces 2-3 gpm
- 3. Please see Jimmy's Well Service Report

Well #3

- 1. Located near spring
- 2. Pump

Note: No Aqua Water Supply water meter but line runs in front of property and available.

Spring

- 1. Year-round water flowing
- 2. Clear water
- 3. Outbuilding near spring could be used as a greenhouse or storage

4. Covered concrete cellar near outbuilding

Acreage

1. Ag exemption from unimproved pasture. Coastal. Millet grass was planted but lack of rain caused small production
2. Water spickets located down property (most have buckets on top of them)
3. Fencing 75% replaced in 2012
 - A. Barbed wire (perimeter)
 - B. Woven box wire (perimeter)
 - C. Electrical (around house, includes septic area)
4. Cattleguards
 - A. Front entrance
 - B. Front yard of home
5. Soil
 - A. Clay loam
 - B. Sandy loam
 - C. Sand
6. No restrictions on 73.984 acres
7. Spring fed pond
8. Mineral do not convey

10 acre tract without home (PID 105596)

1. Seller imposed restriction no manufactured homes
2. Interior barbed wire fencing