List of Amenities for

**Black Diamond Ranch**

**House**

Safe Room / Awesome views across the Ranch / Whole House Generator on propane / Spray Foam Insulation on Home / Marble Fireplace / Open Deck on east side / Open patio on west side / Bonus room upstairs / Sidewalk around complete home / Surround sound in living room / Zoned heating and cooling / Water softener / Hardwood and tile floors / Sitting room

**Ranch**

16 ponds with 2 freshwater springs / lower ponds have overflow and gate valves to control water levels / Cross fencing with multiple pastures 20 to 25 acres. Alleyways and directional gating to allow livestock movement / Water on every pasture / Wildlife of all kinds, deer, turkey and more / Pipe and cable fencing along roads / 5 strand barb wire in pastures

**North parcel - 160 acres**

40 x 80 shop building with 220 electric / full bath in shop / 20 x 30 feed barn with loft storage and 35 head feeding chutes / squeeze chute and corrals, alley and holding pens / Trees cleaned to allow easy sighting of livestock / Multiple pasture entry gates / Pecan and walnut trees / Loafing/storage sheds / guest or ranch hand quarters, 2 bed 2 bath mobile home with front and rear decks / storm shelter under mobile /