

**15735 Eagle Crest Loop NE
Eagle Springs Ranch**

Additional facts and features of this unique 40 acre homestead.

1. Home is on a concrete slab and is a steel building made by American Steel.
2. Home is well insulated with R38 batting, spray foam on the metal and foam panels on the ceiling.
3. Electrical systems are redundant. Two light switches for each fixture, one is 110 and other is 12 volt.
4. Generators are remote start. There are two generators for the house creating redundancy
5. Solar is 3 kW. Seller is leaving extra solar panels with the sale.
6. 500 gallon propane tank. Seller fills it approx. 3 times per year. Propane runs range, refrigerator, heat, hot water tank, ~~clay~~.
7. Wellhouse has its own generator but it can be switched to run from the house generator for redundancy
8. Well has 2 pumps and lines have auto drains. Seller fills potable water storage tank located in the loft about 1 time per week.
9. There is a separate water storage tank for the garden sprinklers. There is another water storage tank for the fire control systems which include hose and pump and sprinklers.
10. The 20x24 barn has a roll up garage door. There is a small bunk house at the back of the barn.
11. There is a 16x24 concrete pad behind the barn.
12. Fenced garden space and raised beds. The yard is partially fenced.
13. The red tractor and tractor implements will be included with the sale. The riding lawnmower is not included.
14. 1000 gallon septic
15. Mailbox is on Road 16 at the Y and Fedex has made home deliveries
16. Seller uses Dish for TV and Hughesnet for internet
17. Seller has been told they are in the Odessa School District but buyer should verify.
18. Lower 15+/- acres is farmable and there is a year around spring located in that corner. Would make a great pasture.
19. Property is in Current Use and taxed for agriculture. Local cattle rancher has grazing rights lease (see CCR's)

L.P. 9/3/21