

FIRST DRAW RANCH

-We purchased the ranch from Perry and Terry Waughtel in 1999 and renamed it First Draw Ranch although the plat still reflects Tall Tree Ranch. The 911 address is 187 and 189 First Draw Trail Southwest.

-The guest house is unchanged from its condition in 1999 other than new countertops, windows, rock work, and landscaping. We remodeled the main house to add the lodge room, the barbecue patio including firepit, the front screened porch and patios.

-We also added the barn by the water. The barn was constructed around the year 1700 by the Dutch before the invention of the nail or saw. It is entirely pegged with the exception of a few needed structural items. We use the barn for parties and dinners, but it has served as the venue for wedding ceremonies. The barn was originally owned by the Bauck family in upstate New York. The Bauck family house was removed to a museum in New York which is how we were able to estimate the date of the barn construction. There is a well-established Dutch Barn Preservation Society in New York that was very interested in our project. We also purchased the horse barn. It was originally constructed in the early 1800's but as you can see, we've modified it by adding the apron as well as other new materials.

-All bathrooms and kitchen in the main house have fairly recently been remodeled. The countertops in the kitchen are mesquite as are the countertops on the barbeque patio. If you'll notice the countertops to the right of the kitchen sink, you'll see they are constructed to be cutting boards. The wood around the bar area in the main house is reclaimed chestnut. Most of the windows in the main house have been replaced in the last couple of years.

-The prior owner reportedly spent a large sum of money to add sufficient topsoil to create the golf course which originally had natural greens. The greens were difficult to maintain so we added the synthetic green and rock work.

-The water feature is drained and cleaned in late Spring every year. There is a waterfall which is controlled by a switch at the pavilion.

-Note to Becky: Both the waterfall and the irrigation system operate off of intakes at the upper end of the pond. Until the pond is sufficiently full neither can be operated or tested.

-Above the main house is a small playroom previously used as a greenhouse and beyond that, a caretaker's house. The caretaker is Carmen. She keeps house and does light yard work. Carmen has been with us more than 10 years.