



1606 ECR 145
\$750,000

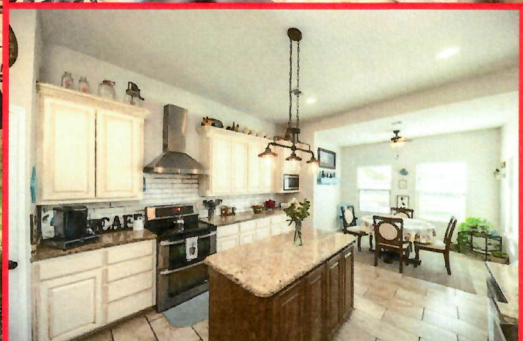
4 Bed, 3 Bath Home w/ Pool

1 Bed, 1 Bath Guest House

2 Metal Shops, Barns, Pens

3.98 acres

No Restrictions!



Call Alex to see this property!

(404) 786-9163

View Property Online at YouTube:

<https://youtu.be/IcQDtNdCswI>



Scan QR code for more info!

See Page 2 for more Details!





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www.sujomckee.com

What Makes This Home Unique:

- ◆ Almost 4 acres South East of Midland, TX
- ◆ 2014 Custom Built Home, 2600 SQFT + 900 SQFT Unfinished Basement
 - ⇒ 4 Bedrooms, 3 Full Bathrooms
 - ⇒ Spacious Living Area w/ Wood-Burning Fireplace & tiered ceiling
 - ⇒ Separate Formal Dining Area & Kitchen Seating
 - ⇒ Gorgeous Kitchen with stainless appliances, electric double oven, granite counters, wood cabinets & island
 - ⇒ Sequestered Master Bedroom
 - ⇒ Master Bathroom features dual sinks in granite vanities, jetted tub, tile shower & walk-in closet
 - ⇒ Private Office off the Master Bedroom w/ hidden door in the bookshelf to the unfinished basement area
 - ⇒ Wood-like Tile flooring, Curtains & Blinds, High Ceilings
 - ⇒ Inside Utility Room
 - ⇒ Huge backyard w/ luscious grass, gazebo, covered back porch and in-ground pool enclosed with metal fence
 - ⇒ Manual sprinkler system for back yard
- ◆ Guest House w/ 2-car Carport & Metal Shop
 - ⇒ 1 Bedroom, 1 Bathroom, Living Area, Kitchen, Dining & Utility Room
 - ⇒ Concrete Floors, White & Bright Kitchen, Walk-in Closet
- ◆ 1070 SQFT Metal Workshop w/ 2-garage bays
- ◆ 12+ Pecan Trees
- ◆ Livestock Pens
- ◆ Livestock Barns
- ◆ RV or Mobile Home hookups in front and back of property
- ◆ Septic system has 2-1000 gallon tanks for main house and guest house
- ◆ 3 Water Wells (approx. 26 GPM) - 2 wells in buildings, 1 well uncovered
- ◆ Exterior Fencing
- ◆ No Restrictions



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**ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS****ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT****1606 E COUNTY RD 145****MIDLAND**

(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. *Subject to Section C below*, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
- ☒ (1) Seller reserves all of the Mineral Estate owned by Seller.
- ☐ (2) Seller reserves an undivided _____ interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller ☐ does ☐ does *not* waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the current contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate.

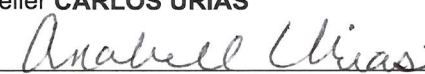
If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

Buyer _____

Seller  **CARLOS URIAS**

Buyer _____

Seller  **Anabell Urias**

The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-3. This form replaces TREC No. 44-2.

1606 E COUNTY RD 145

RECENT IMPROVEMENTS AND/OR UPDATES

This is the opportunity for you, the Seller, to tell the Buyer about things that have been added or updated to the house in the last few years.

Please make any notations that a Buyer would not normally notice.

Interior Paint: _____
Exterior Paint: _____
Kitchen: Laminate 2023
Dishwasher: _____
Disposal: 2023
Oven/Range: _____
Microwave: _____
Exhaust Fan: _____
Trash Compactor: _____
Bathrooms: _____

Mechanical: _____
Roof: 2014
Heating: _____
Air Conditioning: _____
Water Heater: 2023
Pool Maintenance: _____
Garage Doors: 2022 - one door replaced
Attic Fans: _____
Water Well: 2022 - all 3 were serviced
Other: _____

Miscellaneous: _____

Reserved Items: Physically attached items that you do not intend to leave with the house or currently leased.

Curtains _____	Nest _____
Curtain Rods _____	TV's <u>✓</u>
Gas Logs _____	TV Mounts _____
Chandeliers _____	Speakers _____
Shelving _____	Sound Bars _____
Reverse Osmosis _____	
Water Softener _____	
Security System _____	
Satellite System <u>✓</u> <u>Direct TV</u>	

SuJo McKee Real Estate

103 S Commercial Ave, Unit 1...Coleman, TX 76834
432-413-4209*sujo@sujomckee.com*www.sujomckee.com



1606 E COUNTY RD 145

Owned or Leased Systems

Do you currently have a security system on this property? YES NO

If yes, is it... LEASED or OWNED

If yes, what are the terms/cost? _____

What equipment stays? all equipment stays

Who do they contact? do not have the system working

If owned, please explain in detail what equipment remains and what equipment does not remain with the property and any other permanent information. _____

R/O Unit? YES NO

If leased, who is the provider? owned

If leased, what is the monthly payment? _____

Water Softener? YES NO

If yes, is it... LEASED or OWNED

If leased, who is the provider? _____

If leased, what is the monthly payment? _____

Mailbox: At the House or Community Mailbox

Located by the gate

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