

6294 Bugscuffle Rd Bowie, Tx 76230 Improvements

53' Finished out container with upper deck patio area

Carport and storage area for water well and mowing equipment

Base material road to cabin

Electricity to cabin and ran underground to both ponds

Sprinkler system for front landscaped area and ran on both sides of road back to cabin and out front of cabin

Two water wells, one for entry area and other for cabin

Large pond is 30' deep with two water features (3 acres)

Other pond has water feature also

Water faucets ran to both ponds

Starlink wifi at cabin and pond area

Blinds are 4x6 elevated with deer feeders

Trails cleared thru out property

7k pontoon paddleboat stays with property

Pond King dock and walkway with ladder for swimming

Hot Tub stays, fire pit area in trees

Ponds are managed monthly by Pond King, blue cats up to 9 lbs, channel cats to 5 lbs, black bass up to 8 lbs. Large bluegill.