

324 PR 2621, Santa Anna TX 76878

Legal Description: A0679 Wharton County School Land Survey Sur 496, Abstract 679, Block 9 and Block 1 = 262.34 acres

Parcel ID: R51017

Located on north side of FM 2633 and west of County Road 264. Electric gate entrance is on FM 2633 right side of the neighbor's driveway, Private Rd 2621.

Ag Exemption – runs cattle and cultivates fields with crops (hay/wheat/oats) also Bermuda grasses

Some gas wells, battery tanks and pump jack on the property. No active production. Seller to retain mineral rights. The gas well located on the neighbor in the middle fuels the gas needed to heat the mobile home. Lines run above ground mostly. There is a separator on the northeast corner of the mobile home.

Approximately 156 acres of cultivation (4 fields total), 104 acres of pasture

5 stock tanks – 3 of them hold water and are very clear

Great caliche road leading to the structures. 4 years old

Structures:

1-Mobile home – 2 bedrooms, 1 bathroom, 2 living areas and kitchen with HVAC system and gas heat. Metal Roof over the mobile home. Part of the walls around the home are rocked. Addition added onto the mobile home. (unsure of total square foot)

2-Bunkhouse – (1021 sq ft) Large open room, concrete floor with living area, kitchen and shelves. Full bathroom with stand-up shower. Swamp cooler.

3-Cabin – (354 sq ft) Living room with bedroom area, bathroom area with stand-up shower, sink and toilet; small kitchen area with cabinets, refrigerator and sink, pine on the walls, concrete floor. Has a multi split that is non-working (cannot get parts for this model) so seller added a window unit.

4-Shop/Barn/Equipment Shed – (1050 sq ft shop area) Electricity to shop (220 amp), concrete floor, no water, 3 large doors for access. Equipment shed and small pens attached to shop on south side. **Equipment negotiable (JD 4640 model with 5900 hours on it)

**All furniture in houses stay along with both sets of washer/dryers and TV's.

The area around these structures is fenced with a rock wall, cattle guard with electric gate opener. ***Please park by the Barn/Shop. Gate to the north side of the building that you can enter to get into the area with the outbuildings.***

Terrain – Fairly level, some new growth mesquites in some areas that seller cleared about 2 years ago. Variety of liveoaks, few cedars, mesquites. Mixture of native grasses and Bermuda grasses.

Wildlife – Quail, Dove, Deer and Hogs

Small seasonal creek and draws throughout the property.

Decent fences around the perimeter, some relatively new.

Interior fences are decent in some areas, others need work.

The water meter (CCSUD) for the structures is located on the southwest corner of the land on FM 2633. The line runs underground straight north to the structures.

Also on CR 264 in the northeast corner, there was an old house that has been torn down. The water line runs along that road as well and there is an old water meter box. There is also an old pump house and tank where water was pumped to it from one of the stock tanks.

Electric lines on-site with CCEC as well as on CR 264.

Fiber lines crossing the property with CCTC.

Corrals – working pens with water troughs

Two deer blinds and feeders that will stay with the property.

Three septic systems:

1-South side of the bunkhouse directly to the west of the Cabin. Has two 55-gallon plastic barrels buried in the ground.

2-West of the bunkhouse with a 500-gallon tank, lateral lines running west.

3-North of mobile home with a 500-gallon tank. Clean out located on the northeast corner. Tank is approximately 14ft from the pipe pole heading north.