

AMENITIES, FEATURES AND INCLUSIONS
4707 FM 3274 EMORY TEXAS 75440
PAGE 1

INTERIOR

- Oversized mud/utility/laundry room with additional Pantry
- Detached 26x23 Game Room accessible by Covered Breezeway from House
- Detached Game Room has separate HVAC system.
- Beautiful pine paneling & pine wainscoting in various locations.
- Tons of storage closets, his and hers walk in closets & some cedar closets throughout house
- 2 Water Heaters
- Garden Tub
- Lots of Storage Closets throughout House
- Heatilator Fireplace -Fireplace Heat exchanger
- 11' Master Bedroom A Frame Pine Vaulted Ceiling underneath main roof pitch
- 13' Living Room A Frame Pine Vaulted Ceiling underneath main roof pitch
- Built ins

EXTERIOR

- Log Home features 5 1/2" thick walls
- Metal Roof
- Outside A/C Compressor replaced in 2013 for main house
- Outside A/C compressor replaced in 2014 for bonus room
- All water from Washing Machine and Kitchen Sink drain to front pasture
- Bonus room is stubbed out for plumbing & has electricity

LAND

- Approximately 53 acres (must be verified with buyer paid survey) Property line goes behind creek to wire fence line
- Power feeds to power poles, then underground sub feeds to service bonus room/west workshop
- Sandy Loam Soil Beneficial for horses with no flood zoning on property
- Creek never floods and is never dry. Fed by underground springs
- Creek flows into a 35 acre lake nearby (not on property)
- Run in Stays - 2 Single, 1 Double, 1 Triple
- Double carport to east of house will stay but can be removed by request
- 2 approximately 24x50 Corrals
- 1 approximately 40x40 Corral
- 2.5 miles of pipe fencing
- Culvert for driving over creek to back pasture
- Fenced & cross-fenced with shelters in each pasture. Gates for access to property from road frontage, 1 acre paddock, 1/2 acre paddock by barn and several smaller pens.
- Front pastures Coastal Bermuda
- 7 acre sprigged coastal hay field
- 2 acre sprigged Tifton 85 hay field.
- Balance of ranch grass is native which have been regularly weed controlled, fertilized and limed.
- 2 Stock Tanks stocked with bass, catfish and hybrid blue gill
- 1 Well
- Cattle Guard
- Fenced for Cattle
- Loading Chute

AMENITIES, FEATURES AND INCLUSIONS
4707 FM 3274 EMORY TEXAS 75440
PAGE 2

WEST WORKSHOP

- Stubbed out for plumbing
- Separate septic system
- 200 am electrical panel
- Framed out for worker's quarters
- Automatic garage door

BARN

- Approximately 4500 square feet
- 200 amp electrical panel
- Drive through feature
- 5 Stalls
- Wash Rack
- Water to Barn
- Loaf Shed
- Electric to Barn
- Barn is equipped for use breeding, equipment storage, hay storage.
- Covered wash rack and palpation chute, 2nd heavy duty palpation chute
- Cattle working areas, alley, catch p0etns and loading chutes

CURRENT PROPERTY USE

- Horse Breeding Operation