

23357 CR 459

Mineola, TX 75773

RESIDENCE: 2288 sq. ft. Steel building

1400 sq. ft. heated and cooled living area – includes aquarium room

888 sq. ft. Garage/Shop – could be finished out as an additional
bedroom and garage.

Separate HVAC systems for residence and garage/shop.

Oversized two car metal carport. Both building and carport have 50 yr.

Galvalume Roofing.

10 ft. concrete covered porch spans entire width of front of building.

Cell phone repeater system for high strength cell and data signals in the
steel building.

LIVING SPACE consists of open living, dining, and kitchen area with

Custom hickory cabinetry, large pantry, walk-in utility closet, large master
bedroom with double vanity dressing area, and unique full bath with
separate private toilet with pedestal sink and separate shower room with
large walk - in shower and vanity. Also has full sized laundry room with
extra cabinets and floor drain with access to Car Port.

FLOORING: Carpet in living room and bedroom. Vinyl laminate In remaining area
(wood pattern).

INSULATION: Insulation for steel building is R-13 walls and R-20 ceilings.

Insulation for framed residence is an additional R-13 and R-20 .

Total insulation for residence is R-26 walls and R-40 ceilings.

FOUNDATION: Five inch steel re-enforced concrete slab foundation with

24" steel re-enforced perimeter walls and cross ties, and thirty-six inch square footings under support beams. Foundation has a 42' x 50'

French Drain system installed under the slab, and any excess moisture drains into the pond.

SHOP/GARAGE: 12 ft. Door, Fluorescent lighting, A/C. Space could be used as an additional bedroom and garage.

PROPERTY: 19.3 acres – (12 acres pasture, 4.8 acres wooded, 2.5 acres residence, yard and pond.

WATER SUPPLY: Residence supply is by Pine Ridge WSC. Property also has 320' deep aquifer well with 2 ½ acre irrigation system for yard and garden including 5 twin spigot hydrants, garden hydrant, and a pond top-Off hydrant. Well pump produces 16 gpm., Well produces 40+ gpm.

PRODUCTION USE: Twelve acres used to produce coastal hay. Zoned ag.

POND: 1/2 acre pond has been stocked with copper nose bluegill and hybrid striped bass and management plan in effect to allow for harvesting an estimated 350-400 bluegills a year indefinitely if management program stays in effect. Pond is maintained at constant level by deep well and has an aerator, small dock, and auto fish feeder.

RV HOOKUPS: Property has 5 RV hookups with 50 amp service. Each hook-up has metered power and water, and one site has sewer hook-up to septic system. Also includes an available sewer dump and clean out station for the RVs.

FENCING: Property is completely fenced with field fence and barbed wire.

OUTBUILDINGS: 10'X10' tool and equipment shed located outside 12' shop/garage door.

LOCATION: Located in quiet area with two large ranches on three sides.

ITEMS TO CONVEY WITH SALE: Kitchen Fridge, Washer and dryer, all garage shelving, benches, and cabinets, smoker/grill combo, hot tub, flag pole and flag.

ITEMS EXCLUDED IN SALE:

Dog Run.

Freezer and Fridge in garage.

TV's, tuners, router, and wall mounts.

All outdoor furniture.

ITEMS THAT CAN BE PURCHASED SEPERATELY:

Aquarium and equipment. Tractor with loader, brush hog, mower deck and box. Tiller, spreader, and sprayer. Garage Compressor. Seller will consider build out of second bedroom in garage area if desired.