

Amenities for Ranch & House on Highway 71

Hurricane preparedness features – None of these have ever been needed during the past 20 years, but are there for peace of mind.

1. The house was raised 21 inches above grade – which is equal to the old highway height.
2. The yard and the well house are also 21 inches above grade to insure that the well does not get contaminated by any standing water.
3. The water well at the pond is also raised 21 inches above grade level.
4. There are plywood pieces cut for each window in the barn.
5. There is a generator with specially designed hook up lines to connect to the refrigerator, freezer, TV, and water well (connections in the garage)
6. Surge protectors were installed by WCEC (Wharton County Electric Coop) to protect against power surges on all the wells, line coming into the house, telephones, gate opener, intercom, and TV's.
7. Hurricane Straps inside the attic secure the roof from high winds.

Additional safety features:

1. Gun safe / personal property
2. Alarm system, glass breakage alarm, motion detectors
3. Intercom system for the house
4. Electronic gate with intercom system

Other specially designed features

1. House built with 2 x 6 (not 2 x 4) then 6 inches deep blown-in insulation to fill the walls. (See the total utility bills for June were approximately \$300 which included running the pumps to water the cows.
2. **Double-pane** windows
3. The raised house also sits on 40 pilings under the foundation.
4. House has Hague Water softener system and **reverse osmosis** system that goes to the ice maker machine and bar sink and refrigerator ice maker outside.
5. Designer kitchen drawers and pantry cabinets
6. Central vacuum
7. Copper pipes within the house are sleeved inside pvc pipe for added protection against leaks
8. Paved Asphalt road that runs entire length of ranch lined with live oak trees.
9. Large (approx – 2 acre pond with its own well, to keep catfish and cattle happy)
10. Cattle pens for loading and vaccinating, etc. built with EXTRA Large Posts
11. Two lockable barns with covered areas
12. Separate water well for the country house. (total of 3 water wells)
13. White decorative fencing
14. Approx. 80 Live oaks, pecan, and Elm Trees on the ranch,
15. Beautiful old country house for rental property that is secluded from main property
16. Approx. 960 sq feet of covered porches that are tiled, skylights on back porch too.
17. Sprinkler system with 11 circuits