

Appendix A - Property Details

Gorgeous Ranch has 88.33 Acres of Rolling Hills Blanketed in Coastal Bermuda Grass

- ~740' FM 997 Road Frontage
- Ag Exempt for Hay & Cattle!
- Perimeter Fencing & Cross-Fencing Define Property Boundaries & Separate Production Zones (Home Site, Pastures & Hayfield).
- Hay Production Section is Protected from Cattle Grazing Section.
- Cattle Grazing Section has Cattle Pens, Stocked Ponds & Plenty of Shade Trees
- Hay Production Section has 7 Cross-Fenced Areas of Coastal Bermuda Grass Cut Yearly
- Stream that Runs thru Northwestern Section of Property and Home/outbuildings Nestled in Cluster of Majestic Trees like Pine, Red Oak, Elm, Sweet Gum & Ash.
- Pastures Leased for Cattle.
- Ranch has Gravel Driveway and Iron/Brick Entrance Gate
- Herb Garden
- Did Not Flood During Harvey

Immaculate Brick & Wood 1-Story 2774 sqft 3/3 Home

- Living Room has Wood-Burning Fireplace, Two Doors that Access Pergola Back Patio, Beam Vaulted Ceiling w/Ceiling Fan & Track Lights
- Gourmet Kitchen is Open to Living/Dining Rooms and has Silestone Quartz Countertops; Tile Backsplash; Breakfast Bar; Gas Cooktop w/Exhaust Hood; Stainless Steel Double Ovens, Dishwasher, Built-in Microwave, Double Sinks & Refrigerator That Stays.
- Dining Room is Part of Kitchen & Can Be Closed Off from Breezeway/Den/Gameroom
- Breezeway/Den/Gameroom Added in 2009 Extends Width of Home and has Brick Walls & Glass-Paned Double Doors to Access Front & Backyards.
- Master Suite Added in 2009 has Sitting Area
- 2nd Bedroom Added in 2009 Shares Master Bathroom and Could Be 2nd Master Bedroom.
- 3rd & 4th Bedrooms have Ceiling Fans & Share 2nd Full Bathroom with Tub/Shower Combo
- Study/Office Added in 2009 located by Master Suite Could Be Another Bedroom
- Utility Room has Freezer that Stays & Adjacent 11x7 Bonus Room w/3rd Full Bathroom Could Be Maid's Bedroom
- Covered Front Porch has Beautiful Views of Large Pond & Rolling Hills of Leona
- Pergola Back Patio has Expansive Views of the Ranch
- Property has Septic System and Water Supplied by Private Water System & An Irrigation Well
- Home is Surrounded by a Cluster of Majestic Shade Trees.

285 sqft 1/1 Guest Suite Treehouse

- Guest Suite Treehouse Can be Accessed from Stairs by Back Porch of Home
- Bedroom has Glass-Paned French Doors that Open to Upstairs Deck w/View of Ranch
- 4th Full Bathroom has Shower

Detached 30'x30' Garage Workshop & 30'x30' Barn.

Irrigation Water Well Supplies 13 Separate Manual & Automatic Irrigation Systems

4 Stocked Ponds & 1 Shared Pond

- Ponds are Stocked with Florida Bass & Perch
- Ponds 1-3 Located at Back of Property are Connected by Stream Running thru Northwest Section of Property & is Perfect for Hunting Deer & Wild Boar.
- 1st Pond has Dock w/Pergola Perfect for Fishing, Sunbathing, Snoozing While Enjoying the Serenity of the Secluded Ranch.
- 4th & Largest Pond is Perfect for Flat Bottom Boat, Paddle Boat or Kayak for Recreation, Fishing or Sunbathing

Property is Centrally Located Between Houston (110 Miles away), Austin (130 miles away) & Dallas (130 miles away). College Station is 50 Miles Away.