

Attachment A – Property Details (Page 1)

Overview:

Seller Financing Available & Ag Exempt!

Gorgeous, Secluded & Private 85-Acre Cattle & Horse Training Ranch.

Did Not Flood During Harvey.

Gorgeous Views of Surrounding Natural Forests, Ponds & Pristine Ranches.

Excellent Hunting for Deer, Hog & Dove.

Minutes to Liberty, TX-90 & TX-99/Grand Pkwy (Houston's 3rd Loop) that will span 180+ miles (See Map).

30 Miles to Sam Houston Tollway, 38 Miles to Bush Intercontinental Airport & 45 Miles to Houston.

Livestock & Equipment Negotiable.

Cattle & Horse Training Facility:

80'x100' Metal Horse Barn w/Metal Roof

60'x100' Indoor Lighted Riding Arena

Four 10'x11' Brick Stalls (1 for stud & 3 w/turnouts)

120'x200' Uncovered Lighted Roping Arena w/Chutes

15'x12' Tack Room, 15'x12' Feed Room & 10'x12' Indoor Wash Rack.

32x42 Hay Barn has 60 ft Covered Cattle Feeders & 10,000 sqft Cattle Pen w/Corrals & Chutes.

Lot Features:

Cross-Fenced Pastures w/Jiggs Hay, Seasonal Creeks, 2 Stock Tanks & Cattle Guards

Most of Property is surrounded by Neighboring Forests.

Underground Irrigation to Planted Trees.

Concrete Driveway Extends from Brick Iron Main Gate to Home.

Paved Walking Pathways Connect Home, Gazebo & Horse Barn.

Pine & Oak Tree-Lined Perimeter Fence for Complete Privacy.

2 Water Supply Wells, Aerobic Treatment System & 250-Gallon Propane Tank.

960 sqft Brick Party Gazebo.

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Home Features:

Custom All Brick 1-Story 3508 sqft 3 Bedroom/2.5 Bathroom Home w/Recent Roof.

Grand Foyer has Arched Leaded Glass-Paned Door, Marble Floor, High Ceiling & Brick Archways to Dining Room, Living Room & Study/Office.

21'x16' Living Room has High Ceiling, 12 ft High All Brick Wood-Burning Fireplace w/Gas Starter, Arches & Marble Floor.

14'x12' Formal Dining Room w/Brick Arches & Marble Floor.

14'x13' Kitchen has Arches, Marble Floor, Recessed & Florescent Lights, Granite Counters, Gas Cooktop Island, Wall Oven, Pantry, Stainless Steel Dishwasher & Built-in Microwave.

13'x14' Breakfast Room has Crown Molding, Marble Floor & Bay Windows for 180 Degree View of Backyard & Pastures.

12'x11' Study/Office has Crown Molding, Marble Floor & Wall-to-Wall Built-in Cabinets & Shelves.

15'x20' Master Suite has High Ceiling, 3 Walls of Windows & Lush Carpet

Master Bathroom has His/Her Vanities w/Granite Counters & Sinks, Marble Whirlpool Garden Tub & Separate Shower w/Shower Head, Foot Faucet & Built-ins.

13'x14' 2nd Bedroom has Marble Floor.

13'x14' 3rd Bedroom has Lush Carpet.

6'x10' Utility Room.

7'x25' Covered Back Porch & Back Patio.

2-Car Attached Garage.

Iron Fenced Backyard.

Showings:

Buyers Need Pre-Approval to Schedule Showing.

24-Hour Advanced Notice!

Contact Heidi Allbritton for Showings.

Contact Capital Farm Credit for Loan Approval.

Watch Drone Video: <http://show-vid.com/view/w6bwm2x4>