



5241 FM 1374 – Features Sheet

- Power and lights at both highway entrances
- Industrial Gate Opener on main entrance, including full Cell Gate system with proximity, camera, text, remote app controls, etc
- 40' Service entrance with 20' service gate
- Separate gravel access to dumpster
- Extensive gravel roads
- Ponds are stocked with bass and perch
- Aeration in main tank
- High speed internet overall property
- Power and lights to lower pasture
- Property straddles both sides of McDonald Creek
- Bridge over McDonald Creek, dam across creek through rear of property
- Property access from Stubblefield road extension to North
- 100yd shooting run behind house
- 400sqft concrete equipment wash pad with pipe hanging racks
- Loading dock
- 240V run throughout work barn, packing house, and pond/pump house
- Wired and active additional 200AMP service ready for use
- Reolink video system from barns to house
- Natural spring to smaller tank
- 1200sq ft concrete porch on back of house
- Extensive storage, and both main barns have huge concrete/gravel-based lean-toos
- Whole home generator powers house and main green barn with the full guest apartment/suite
- 3 propane tanks totaling 1,700 gallons (all manifolded together)
 - 250 gallon tank
 - 500 gallon tank
 - 1,000 gallon tank