



1015 Vaughn Rd, Pearsall, Tx 78016

CUSTOM HOME FACTS

- Income producing property | Multiple Revenue Streams
- No Restrictions
- 3 Electric Meters (Residential, RV Park & Water well)
- Copper wiring throughout the RV Park electrical system 30/50 amps
- 2 Water Meters (Residence & RV Park)
- City water for residence & RV Park | 1 water well for irrigation system that irrigates 27 acres
- Water well motor recently replaced estimated 4 years ago
- 3 Septic Systems (2) 1,000-gallon tanks servicing RV Park, (1) for the residence
- 14 RV slots | No active tenants currently on RV Park | \$550 previous rental rates
- 2 Loafing sheds
- 54 trees w/ individual electrical plugs (previously used for Christmas lights)
- 4 sides brick exterior
- Property fenced in with 8 gates in different locations
- Man-made fishing pond w/ paddle boat that conveys (No fish at this time)
- Metal roof replaced in 2019
- A/C unit replaced in 2021
- Water softener added in 2016 (conveys with property)
- New flooring in upstairs master bathroom & downstairs master bedroom
- Land previously used for growing corn, watermelon, cantaloupe
- Gray shed and farm/land equipment does NOT convey.
- Dining set, formal living room set, and upstairs bedroom set are negotiable
- Diesel Tank conveys
- All kitchen appliances including washer/dryer convey with the property (dishwasher has never been used)