

PROPERTY HIGHLIGHTS

THE LAND

- 2511 FEET OF BEAR CREEK FRONTAGE (BOTH SIDES)
- 1967 FEET OF THE NORTH FORK OF THE SAN GABRIEL RIVER (ONE SIDE)
- SOIL TYPES FOR THE PASTURES INCLUDE SUNEV SILTY CLAY LOAM, OAKALLA SILTY CLAY LOAM, & DOSS SILTY CLAY LOAM
- FOUR CLEARED PASTURES TOTALING APPX. 55 ACRES WITH ADDITIONAL ACREAGE FOR FUTURE PASTURES
- TOPOGRAPHY IS GENTLY SLOPING DOWNWARD TOWARD THE CREEK AND RIVER TOTALING APPX. 100 FOOT DROP
- FLOODPLAIN IS APPX. 56 ACRES
- 3 SPRINGS ON BEAR CREEK (2 HAVE ALWAYS STAYED WET REGARDLESS OF DROUGHTS)
- LIVE OAKS, ELMS, PECANS, CEDARS THROUGHOUT PROPERTY

INFRASTRUCTURE

- 400 AMP, A 200 AMP, AND A 100 AMP SERVICE TO THE BARN
- FRONT HOUSE OFF OF BLESSING RANCH ROAD HAS WATER METER FROM THE CITY OF GEORGETOWN, ELECTRIC, AND PROPANE
- 3 WATER WELLS TOTAL (2 ON KNOWLES AND 1 ON SAMUELSON'S)
- 12" GEORGETOWN WATER LINE ON OPPOSITE SIDE OF CR 200
- 4" GEORGETOWN WATER LINE ON SAME SIDE OF CR 200
- 2.5" GEORGETOWN WATER LINE ON BLESSING RANCH RD.
- PIPE FENCING ALONG WITH BARBED-WIRED FENCING THROUGHOUT THE PROPERTY

STRUCTURES

TWO STORY LOG CABIN WITH FINISHED OUT BASEMENT/STORM SHELTER BUILT IN 2013

- 5,522 SQFT.
- 5 BEDROOMS/5 FULL BATHS (HEATED FLOORS IN ALL BATHROOMS)
- PRIMARY SUITE ON MAIN FLOOR

- JACUZZI TUB IN PRIMARY BATH ALONG WITH WALK-IN SHOWER
- WALK-IN CLOSET IN PRIMARY
- 2 BEDROOMS WITH 2 FULL BATHS ON 2ND FLOOR
- 2 BEDROOMS AND A FULL BATH IN BASEMENT INCLUDING STEAM SHOWER AND INFARED SAUANA
- SPACE FOR GAME ROOM, MEDIA ROOM, AND WORK OUT ROOM IN BASEMENT
- CATEGORY 4 SHELTER/BASEMENT AND A CATEGORY 5 SAFE ROOM OFF THE MAIN ROOM IN THE BASEMENT INCLUDING: ICF WALLS AND CEILING. 10" CONCRETE WALLS AND 6" CONCRETE CEILINGS
- WRAP AROUND SCREENED-IN PORCH
- BUILT-IN SWIM PRO SWIM SPA ON PORCH
- OUTDOOR KITCHEN WITH PIZZA OVEN, GRILL, AND FLAT TOP
- ELECTRIC OUTDOOR HEATERS AND FANS WITH MISTERS ON THE SCREENED-IN PORCH
- SOLAR PANELS AND BATTERY BANK INSTALLED. (1 BATTERY BANK SHY OF BEING ABLE TO BE COMPLETELY OFF GRID ACCORDING TO THE SELLER)
- 5" SPRAY FOAM INSULATION IN THE CEILING
- STAMPED CONCRETE AROUND THE SWIM SPA
- THE LOGS FOR THE HOUSE EQUATE TO AN R VALUE OF 52.
- STANDING SEAM METAL ROOF
- 10" FRENCH DRAIN AROUND ALL OF THE HOUSE

- AWNING AROUND THE HOUSE WAS DESIGNED TO NOT ALLOW DIRECT SUNLIGHT THROUGH THE WINDOWS ALL DAY LONG

BUNGALOW HOUSE

- 1922 BUNGALOW HOUSE WITH WRAP AROUND PORCH. EXTERIOR IS MOSTLY FINISHED AND THE INSIDE NEEDS TO BE FINISHED. HOMESITE HAS WATER, BUT NO ELECTRICITY.

BARN

- 40' X 75' BARN WITH 8" CONCRETE SLAB FOR HEAVY EQUIPMENT
- THE TWO WALK-IN COOLERS IN BARN WILL CONVEY
- 100 AMP SERVICE RAN TO BARN

ALL INFORMATION DEEMED RELIABLE, BUT NOT GARAUNTEED. BUYER AND BUYER'S AGENT TO VERIFY ALL INFORMATION.

