

- Wildlife
 - Abundance of deer, dove, and turkey however we have fenced the entire property with hog wire to keep hogs out...
- Home
 - Granite counter tops and work spaces throughout the house – kitchen, bathrooms closets, utility room and study
 - Hand painted tiles – kitchen, fireplaces, bathrooms
 - Large Master Bath with Heated floors, Wet Steam Room/Shower combo with music, aromatherapy and light therapy, additional large walk in Shower and oversized deep air jet tub
 - Large walk in closets for him and her with built in storage
 - Large central atrium with screened roof opens on 3 sides into house for entertaining
 - Large open professional kitchen and dining area living area with 30 foot ceiling and 2 fireplaces
 - Built in Meile coffee/expresso maker
 - Large pantry with built ins
 - Large media room
 - 2000 square foot covered patio and pool area with wood burning fireplace, ceiling fans and grill. Additional ½ bath for use without going into the house
 - Everything you can think of built in to utility room including dog shower or mud room
 - Circular drive with fountain
 - Full bath in each bedroom
 - Full outdoor kitchen with covered cooking area with smoker, grills, burners for crawfish boils, sink and 10 foot diameter fire pit with rock based seating
- Habitat
 - Loaded with large oaks, native pecan trees, persimmon trees, other fruit trees large pastures with coastal Bermuda some Bahiagrass along with some rye and oats in the winter. Turf Bermuda around house with San Augustine around the outdoor kitchen area
- Improvements
 - Barnmaster horse barn with 4 – 12x12 stalls + tack room and a feed room and 12 foot center aisle and 12x36 foot covered front and back porch. With both hot and cold water and horse wash down rack.

Small turn out at end of barn with two large horse runs a roping/riding arena connected to the horse runs and a riding round pen connected to the roping/riding arena. The round pen opens up to a small turn out pasture.

- Additional 5000 Square (50x100Ft) foot tractor and ranch barn with 2000 square foot of covered area on south side with working pens in a smaller fenced trap. Built in Storage around much of the Barn. Power and water run - RV Ready
- Additional feed barn, weather cover and well house on one of the wells
- Working pens and Chutes
- Fenced and crossed fenced up front to ease working with livestock. In the back mainly perimeter fenced to allow for free movement
- Multiple trees planted throughout the front 30 acres
- Basketball court with two adjustable goals by the outdoor kitchen area
- Water
 - 2 water wells – one (in the well house) mainly supports the barn and lower irrigation – the pump was just replaced in January 2018. The other well by the horse barn supplies the house and the barn and the rest of the irrigation.
 - Extensive automatic water treating system onsite in the feed room of the horse barn. Belongs to the us at the ranch.
 - The wells can be cross connected using a valve in the feed room should we have one well down for awhile.
 - Two ponds – one 2 acre lake by the house fully stocked with very large catfish, bass and perch. Also includes a covered fishing pier. One smaller pond in the back which is also stocked but we don't maintain and allow the cows access to it.
 - Extensive irrigation system in the front 15 acres or so from the horse barn around the house and down around the outdoor kitchen and basketball court for the grass and plants. Then irrigation for the trees from the horse barn to 2434 (not in the pasture area) and all the way out to the round pen and down to the pond and completely around the entire pond and up to the large barn. The system is automatically controlled from the feed room in the horse barn

except around the outdoor kitchen area which is controlled from that area also automatically.

- Minerals
 - Not really sure but we did get what the previous owner had and they would be negotiable
- Items we would sell with the property
 - Everything but the dogs and our “personal” items are negotiable including:
 - Kubota 9540 Tractor and implements – that’s my big one for shredding and hay etc 95 HP
 - Kubota B7800 Tractor and implements – that’s the smaller tractor we use on the road and in smaller tight places 37 Hp
 - Kubota 360 degree mower ZD331 72” deck
 - Three shredders, post hole digger, lot of implements
 - Yamaha ATV
 - Kubota ATV you rode in but it will take something to get linda out of it
 - 24’ Gooseneck trailer in the barn
 - Basically tons of tools and supplies in the barn
 - Items for the house in the barn tile, paint etc
 - In the horse barn saddles, blankets, bridles, bits, etc refrigerators etc feed box
 - In the house we would sell furnished but it really depends on what someone wanted there are personal items that we would not let go I don’t know if you need an actual list of everything or not? Just let me know? Very little of the furniture would we care about except for a few of the pieces made by family members.
 - Probably a lot more I didn’t cover ill even leave the ranch truck and the 350