

445 FM 90 CANTON TEXAS

Welcome Home



Home Details and Important information



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HOME CONSTRUCTION

- Piers added pre foundation pour, 72 Piers total, every 6 ft throughout foundation. \$20,000.
- Icynene spray foam insulation throughout the home. Provides excellent energy efficiency and sound proofing qualities.
- HVAC- (2) 3 Ton Carrier 17 Seer, 2 speed Infinity split system.
- Rheem on demand tankless water heater.
- Whole house water filtration system
- Whole house water softening system
- Water cut off valve system in garage instead of in the ground. Each wing of the home has a separate shut off for repairs if ever needed. Thermostat and heatlamp auto turn on in freezing temps.
- Termidor termite preventative sprayed pre foundation.



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- 500 Gallon propane tank (owned) in the ground just behind the gate in the backyard.
- Low pressure septic system, efficient and low cost to upkeep. 8/1/19 New pump installed. 8/21/19 tanks were pumped.
- Back porch always has shade due to home facing North.



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Shop, Land and Outbuilding

- 40 x 60 Custom shop. 16 feet tall with 3 12 x 14 commercial doors with liftmaster commercial openers and 1 walk in door.
- Fully insulated with extra thick concrete slab.
- Plumbed with electric and hot and cold water.
- Stone fronted to match exterior aesthetic of home.
- Set so that north and south winds blow through the building when doors are open keeping the shop comfortable even during summer months.
- 20 x 60 Lean to runs entire length of the shop in the rear.
- 12 foot wide driveway with extra thick concrete.
- Shipping container in the pasture converted into pens with water and electric.
- Custom electric entry gate with matching stone and commercial opener. Keypad at gate and clicker opener. Lights added for sight and set on a timer.
- RV parking pad on side of shop with 50 amp electrical.



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- High tensile '50 year' galvanized game proof wire fencing throughout the entire property.
- Posts are all 1 7/8 inch galvanized commercial grade CQ pipe. Posts set 3 feet deep and 6 feet high.
- Tifton bermuda grass planted on property for an incredible looking lawn.
- Custom built Lake Dean 18 feet deep, drops off to deep very quickly to prevent aquatic vegetation, custom berm built to catch runoff rain water from back pasture. Cost \$25,000 to build.
- Lake Dean fully stocked with Florida bass, channel catfish, black and white crappie, hybrid bream, coppernose bream. Tilapia stocked in 2018, they reproduce quickly and provide feeder fish for the other fishes.
- 5 hp 220 volt pump at the lake runs the commercial grade sprinklers that irrigate the home and land. Sprinklers cover 3.5 acres.



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- Seller will provide monthly schedule of all things he has done to maintain the property. This includes: Chemicals for bugs, grass and weed control. Fertilizer schedule and details on sprinkler system set up and schedule. Tree trimming times. AC schedule for filters and where to buy at cost. Patio, building and green container paint schedule, and more.

Seller is available to work for hire for the first few years to help maintain and teach the new owner about the systems in place and animals.

The seller and his past wife built this home to retire in. Due to her cancer, He is selling the property only because of her passing and feels it is best to move on. When you buy this property, you are buying all their blood, sweat and tears, that made this one of a kind property what it is today. There is a reason for everything He has done on the property and will gladly explain any questions you may have.



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Exotic animals on property

The deer herd keeps the 18 acres of pasture in AG exemption. Every 3 years He sells 25-32 deer. Priced from \$500-\$3,400 each depending on the deer. Deer presently on property to convey:

- Red stag- (1) 2 year old buck, (2) 4 year old females, (1) yearling.
- Chocolate and spotted Fallow deer- (11) total from yearlings to 4 year old females and 1 spike buck for future breeding.

They keep the pasture eaten down and only have to mow the pasture 2x a year. Once June 1st and Oct. 1st. They are fed Allstock pellet and bread. There are bakery outlets where bread can be bought for the best price.



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- Seller is including many items throughout the home. Master bed and nightstands in master that match the built ins. 20 File cabinets in the shop and 2 tall ladders. Basic tools in the green container.

Seller has a package of items the buyer may need to maintain the home . He is willing to sell the package for a total of \$27,000, will sell all or part.

1. 2012 model Kubota LS3800 4 wheel drive hydrostatic tractor. Includes bucket, 7 ft brush hog mower, 3 point 50 gal. sprayer, 300 Lb. fertilizer spreader, post hole digger, 6 ft disc, roller hay fork. \$15,000
2. Ferris commercial zero turn 54" 2.6 HP \$3500
3. 2007 Kawasaki 2 seater 4 wheel drive Mule. \$4,000
4. Trailer with ramp \$1,000
5. Honda 13 HP gas Power sprayer 3500 PSI \$800
6. Refrigerator in shop.



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7. Trailer 6 ft x 8 ft, 3 ft high walls. Used to pick up bulk items. Holds 300 gallon Shultz water tank with gas pump for fire. Used for fire prevention and to start burns. \$1,000

8. Electric Dwalt air tank with 50' ft hose on reel mounted on galvanized rolling table.

9. Commercial paint sprayer, to paint trailers and building every 3 years.

10. Misc. Commercial weedeater, chainsaw, head clippers, Kabott 220 battery and various tools for the yard and pasture.

I hope you enjoyed viewing this amazing one of a kind property. Welcome home...