1331 County Road 192
Liverpool, TX 77577

Listing Supplement

- Workshop / Barn
    - Size: 40' x 30'
    - Height: 14' to the eaves
    - Doors: one 10' x 10' roll up door, one 12' x 12' roll up door and one man-egress door
    - Available Power: 110V and 220V with receptacles throughout
    - Construction Type: Concrete Slab and Steel Building with insulated walls and roof
    - Brand: S&S www.sssteel.net installed by Mote Construction, rated to 110 or 120 MPH wind
    - Build Date: 2007/2008
    - Shelving and type / rating: All shelving and benches are custom built with 14 gauge square tube steel with 2" nominal thickness wood surfaces. Load rating unknown (estimated at approximately 300 – 500 lbs per shelf)
    - All permanently fixed shelving will stay which also include the work bench and the wooden drawers under the work benches. Work bench vise, bench grinder and the roof mounted electric winch negotiable.
    - 6 sets of high bay lights
    - 2 windows

- Stables
    - Size: 50' x 37'
    - Number: 3 stalls and a tack room
    - Features:
        - 12' x 12' stalls with front and rear doors and removable wall panels front and rear for tractor access
        - 12' x 12' tack room with front and rear doors
        - Approximately 50' x 15' covered area in front of the stalls
    - Construction materials: Frame is heavily treated timbers, and wood construction with metal roof
    - Build date: Approximately 2008

- Covered Hay Storage (accommodates large, round bales), tractor accessible

- Covered feeding station (accommodates large, round bales), tractor accessible

- Well House: Newly constructed concrete slab with pressure treated wood frame and metal siding and metal roof. New plumbing, newly power supply wired to breaker in workshop plus a new (2019) controller.   Not currently used (city supplied water) but it is operational and there is underground piping from the well house to the pond. Well water can be directed to the house if needed by adding a short connecting line inside the well house.

- Aerobic Septic System: 3 tanks emptied in 2019 as well as new pump and new controller installed