

House details:

- Total finished living space 2489 sq ft. Main house 1961 sq ft. Detached bonus room 528 sq ft. All living area is heated and cooled.
- Master bathroom and aux bedroom bathrooms contain shower and tub.
- Ceiling fans in all bedrooms and living room.
- Outdoor covered back porch is 24x36 (864 sq ft). Uncovered fire pit area is 11x36 (396 sq ft).
- Windows are double pane aluminum framed double hung style.
- House utilities average \$125 a month.
- Trash service and ATT U-verse are available.
- Home is at back end of dead end paved road, very little traffic and typically very quiet outdoors in evening hours.
- Driveway gate with remote and keypad entry for security.
- Property does not flood, last Hurricane entire property was 7-8 feet above water level in elevation.
- Carport is oversized 24x24

Outbuilding details:

- Building is 65x120 with 12ft walls. Enclosed shop is 65x60 and livestock area is 65x60.
- Shop has ceiling insulated with 6" batting. Roll up door is 14x10. Rear sliding doors are 18x12 and 20x12. Shop is full drive thru to rear drive and pasture. Shop has several floor drains to concrete sump with pump.
- Livestock side has 6 pens with 13ft aisle. Pens are wired for lighting and fans. Pens have cedar shavings bedding.
- Shop has 200 amp service separated from house. Shop and pasture are plumbed with numerous water locations.

Yard and livestock pasture:

- Fully fenced yard and full property perimeter including automatic driveway entry gate. Pasture fenced into two sections. No barb wire. Pasture fence is 5ft heavy no climb fence with tension cable or pipe fencing. Many very large gates.

Exclusions:

- Car lift and shop pallet racking are not included with property sale. If desired, sale can be negotiated.