

Questions & Answers:

1. What furnishings are included with the sale? Window treatments in master and guest bedrooms; custom cushions sized to the patio wooden benches.
2. What appliances are included with the sale? Washer/dryer, main refrigerator (2016), second refrigerator in utility room (unknown, came with 2006 purchase); freezer in work shop.
3. The following items are not included with the sale, but negotiable:
 - a. Furnishings/artwork (indoor/outdoor, not listed above)
 - b. Tractor, new shredder (6' bush hog). Less than 1,000 hours on tractor.
 - c. Kawasaki 610 "Mule" (2006 with low hours)
 - d. Craftsman 19 HP riding lawn mower (2010)
 - e. Various tools
 - f. BBQ / Big Green Egg
 - g. Animals (quarter horse, 2 longhorn steers, donkeys)
4. Is the pond stocked? We have not stocked the pond since the 2011 drought, which temporarily lowered the water level and killed off the fish population.
5. Can you comment on the drinking water quality? We had the water tested in 2006 and there were no quality concerns. A municipal water connection is available to the property.
6. Is there internet and/or TV cable? No. We use our phones as personal hotspots for internet access (works fairly well with Verizon). We don't have a cell phone booster, which is cheaply and easily installed. Hughes Internet services the countryside with internet service. For TV, we use a digital antenna.
7. Did the creek run dry during the 2011/2012 droughts? No. The "live" creek has reportedly never run dry, and not since our purchase in 2006. We understand it is a spring fed creek, but no one has ever located the source of the spring.
8. Have there been any flooding problems? The far-away, lower part of the property is in a flood plain and there was standing water for several hours in that area during Hurricane Harvey. *There have never been any flooding/water issues around the house.*
9. Why is the property named "Windy Acres?" We named the property in 2006 after the near constant wind (light to moderate breeze) that cools the property. Consistently five degrees cooler here than in Houston.
10. The roof is metal. The roof over the outdoor kitchen is also metal. Note: the small outdoor kitchen deck has running water, sink, countertop and electrical outlets.