

Boggy Creek Farm

6389 Miller Road
New Ulm, TX 78950

DESCRIPTION:

The property consists of 30.286 acres of rolling grassy terrain with Boggy Creek running through the center of the property feeding the pond. There are hundreds of trees, including Live Oak, Red Oak, Mexican White Oak, Mulberry, Osage (horse apple tree), Bois D'Arc, Catalpa (cigar tree), Willow, Elm, Cedar, Cottonwood, Pecan, Hackberry, Tallow, Cherry, Pine, & Crape Myrtle. 25 acres +/- is covered in hay grasses (Bermuda, Bahia and Johnson). There is a small vineyard which has two varieties of grapevines, Black Spanish (Red) and Blanc du bois (White). There is a large Austin limestone patio with fireplace that is a central gathering place perfect for star gazing, smores, storytelling, watching fireworks or just enjoying a bottle of wine. There is a custom pool and spa located steps away from the screened porch of the Farmhouse. There are two water wells and two septic systems, one buried propane tank, two separate electric lines and two separate hi-speed internet lines serving the property. The old windmill and cistern add timeless charm but are no longer in use. The property has an ag exemption relating to the hay production that is managed by a neighboring farmer. The property is being offered with 50% mineral rights. There are 6 buildings on the property each described below.

FARMHOUSE:

The 1872 Farmhouse has 2 bedrooms, 1 bath, approximately 1200 sq ft. The Farmhouse is offered fully furnished including the equipped Kitchen.

The farmhouse has recently had the following work performed:

- a new metal roof installed.
- two new AC/Heating systems, one upstairs and one downstairs,
- Complete Kitchen remodel including cabinets, countertops, appliances, plumbing fixtures, light fixtures and hardware,
- screened porch added,
- new front door added,
- rain gutters and downspouts added,
- irrigation system and landscaping installed,
- buried large propane tank,
- custom pool and spa built,
- outdoor shower plumbing fixture added,
- completely painted interior and exterior

SCHOOLHOUSE:

The 1910 Schoolhouse was one of the local area schools until 1954 and was originally located across the road near the intersection of Track Road and Miller Rd. This building was moved to Boggy Creek and completely renovated. At the approximately 700 sq ft Schoolhouse during the last three years the following work was performed:

- placed on blocks and leveled.
- New large deck added on east side (roll up door side),
- Austin limestone on West (front doors side) reworked with local stone mason,
- Plumbing added,
- AC/Heat added,
- Bathhouse with large shower, dual sink, toilet and water heater added,
- Electric hooked up and new lighting and ceiling fans added,
- Underground line run from road to provide hi speed internet,
- original heart pine floors refinished.
- Irrigation system and landscaping installed,
- completely painted interior and exterior.

The Schoolhouse is also being offered fully furnished with 4 full size bunk beds and bedding, sectional sofa, loveseat / chair / ottoman set, card table with 6 cowhide chairs, ping pong table, shuffleboard, flat screen Roku TV, rugs, framed prints and games.

EQUIPMENT BARN/WORKSHOP:

The approximately 450 sq ft building houses equipment and serves as a workshop. The building is served by underground electric and has water at a hose bib. The building was originally built as an open-air metal carport with a concrete floor. In 2018 the building was enclosed with wood and steel framing, swinging wood barn doors, and James Hardie cementitious board and batten siding and trim. Electric service was hooked up and exterior barn lights, interior shop lighting and multiple outlets were added.

OLD SMOKEHOUSE:

The approximately 120 sq ft building is said to have originally been used as a smokehouse today is a storage shed. It has been clad in James Hardie cementitious board and batten siding and trim and recently repainted. There is no power to this building.

OLD BARN:

The approximately 700 sq ft old barn still has much of the original timber framing members, is supported on old stone blocks and has a dirt floor. The wood exterior sheathing and cladding and the metal roof are in need of some TLC. The Old Barn houses some farm equipment including the 1953 Massey Ferguson tractor and accessories which is in full working condition.

PUMP HOUSE:

This very small building is wood framed and clad in James Hardie cementitious board and batten siding with a metal roof and cedar swinging barn door which had recently been painted. The building houses

the main well, the GE water softener and the main irrigation system and is served by water and electric service.

PROPERTY:

The following improvements were made to the property during the last three years

- gated entrance with painted treated wood 4 rail fence, gates and cobblestone paving,
- compacted gravel driveway was constructed from gated entrance at Miller Road to the farmhouse with a turnaround circle,
- Barbed wired fencing to fully enclose the property (except where Boggy Creek enters the property as it crosses under Miller Road was added,
- Clearing of dead trees and brush throughout the 30 acres and emphasis placed on opening up sight lines and access around the pond and the creek area south of the pond.
- Planted 22 new oak trees at the farmhouse, center of circle drive and along the road all including irrigation.
- Large fire pit and patio was built using local sourced Austin limestone to match same on front of Schoolhouse,
- Irrigation system was added at the Farmhouse well pump house serving the lawn areas around the Farmhouse, pool, driveway and gated entrance, the vineyard and the new oak trees along the road.
- Irrigation system was added at the Schoolhouse to the lawn area and planters.
- Steel gate added at NW corner of property at road for access for large tractor and other equipment that is used in the hay production.
- Drip irrigation system was updated at the vineyard.

In addition to the furnishings and the various power tools and lawn & garden tools the following is being offered with the sale of the real estate:

ROLLING STOCK:

- 1) 2018 Polaris Ranger XL 6-seater 900cc
- 2) 1993 Ford F-150 farm truck
- 3) 1953 Massey-Ferguson Tractor with accessories
- 4) 2019 Ariens Zero-turn 54"mower