

6302 FM 2500 Reference Sheet and FAQs

- House has 2 Bedroom and 1 ½ Bathroom – 1200 sqft
- Barndominium Out house is 1500 sqft of open space with private bathroom
- Private Lake – estimated 2.45 acres
- Pier, Picnic Area, Playground with Swing Set, Fire Pit, Paddle Boats, etc
- Wildlife – Deer, Wild Hogs, Squirrels, Fish, etc.
- Topographical map is uploaded on MLS attachments.
- Are any mineral rights transferrable with the property? No. We do not have any mineral rights to the property.
- Are there any easements on the property?
 - There are 2 easements. One is the local electric company SHECO for the electric lines located on West side near the road and lines leading to the main building.
 - The gate entrance on back south side provides the gas pipeline company access to the pipeline that is outside the east fenced property line. There is a privacy fence line for this path leading to the gas pipeline. Gas pipeline company mows the area around the pipeline which is to the east of the property fence line.
 - Harvest Company has easement rights only to get to there land east of the property. No agreement for harvesting. The only easement is on the 8 acre lot with a designated fenced line. They do not have access to the rest of the 114 acres. During the last 5 years, it was only accessed once during the last several months. The area is well-kept and is on the far southside of the property, which would have very little disturbance to the current living space.
- Are there any pooling or other production agreements applicable to the property? Not any we are aware of.
- Are there any exploration and production leases or easements applicable to the property? Not any we are aware of.
- Are there any production sites or pumping stations on or near the property? Gas pipeline to the east of the property fence line.
- Does the property have an agricultural exemption? Yes. Needs to be applied for by the owner. We had it since we owned the property since 2017.
- Does the property have any sort of satellite dish or hard-wired internet connectivity? The ability to work, from that location, is an issue for us. Yes. Hugh Satellite dish on side of building ready to be hooked up. We use Eastex which provides our highspeed internet connection (25Mb down / 3 Mbps up). I personally work remotely on a regular basis with kids streaming videos and security camera streaming with fast reliable connection.
- Inventory of any equipment and/furniture transferring with the property are uploaded on MLA attachments.