

**7547 County Road 401  
Anderson, TX 77380**

### **Out Buildings**

- 40x60-2400 sq. ft. insulated barn with electric. 12' x12' wide roll up door plus regular people entry door.
- 8x15 Chicken Coop and enclosed 30x15 run
- 16x24 Pole Barn
- 30x40 Pole Barn
- Well house

### **Equipment**

- 2016 3032E John Deer Compact Utility Tractor 462 Hours with implements.
- Front end bucket, box blade, brush hog, round bale spear, post hole digger, Armstrong AG Disc, Cat-O-Middle Buster, Dry fertilizer spreader, Liquid weed/feed/fertilizer sprayer, garden tiller, cement mixer, walk behind gas powered weed wacker, Wacker GP 5600 Generator
- 1990 Kiefer Built Golden Hawk Horse Trailer 1000lb carrying capacity  
Vin:1DVHG1429LKO19380
- 2018 6'4"x16' Centex Trailer Pipe w/brakes and hide away ramps. Black-  
Vin:5RHCT1626JH003144
- 2014 Benche Big Horn 700EFI - 4 seater Side by Side LSV
- Troy Built Super Bronco Riding Lawn Mower with leaf-grass bagger and wagon 338 hours

### **Live Stock**

- Horse-Bella-Black 15.1 Hands quarter horse mare in her late 20s
- Horse-Dakota-Chestnut Thoroughbred 15.1 Hands mare approximately 12 years old-descendant of Secretariat
- (2 Saddles and Bridles etc.)
- Cows-Four Head of cattle and two calves
- Chickens-16 chickens no roosters
- Animals do not have to convey with the property, however, AG Exemption is based on animal ownership

### **Other Amenities**

- Transferable Home Warranty provided by Choice Home Warranty Expires Nov. 8th 2023
- Mighty Mule Automatic Entry Gate with one remote and a wireless gate opening sensor that is able to be controlled from the house
- VTech Security Camera Monitors Front Entry Gate
- Fruit Trees
- TV in living room above mantel stays

### **Electricity Cost by Month**

March \$262  
April \$213  
May \$172  
June \$138  
July \$222  
August \$361  
September \$437

### **Barn Foundation Specifications**

#### **Foundation Specifications:**

Slab sq.ft. 2400 - 40' x 60'  
340' of interior and exterior concrete beam.  
24" deep x 12" wide beams interior and exterior.  
Beam reinforcement spec: 4 5/8" rebar with 3/8" stirrups 24" OC.  
4" thick concrete pad  
Pad reinforcement spec: 3/8" rebar 12" OC  
5/8" corner bar reinforcement  
3,500 PSI concrete  
6 mil poly underlayment over dirt.

#### **Foundation Notes:**

Concrete to be 6" above grade.  
Includes sheet ledge for metal wall panels.  
Includes anchor bolts for steel building.  
Cost includes concrete pump truck.

#### **Building Erection:**

Includes erection labor for one 40' x 60' steel building with 14' eave height.  
Job No. ? - 92mph - 2:12 roof slope  
Installation of main frame, sheets, trim, and walk through doors included.  
Includes 1 each 3' x 7' man door - 1 each 12' x 12' roll-up door.  
Includes 5 each 3' x 3' horizontal sliding windows.  
Includes 3" vinyl reinforced insulation walls and roof.  
Includes all tools, labor, and machines to erect building.

#### **Site Preparation:**

Includes fill dirt and machine time to build pad for foundation.  
Pad size 65' x 45' - average fill 18" - 252 cubic yards of fill dirt  
Trucks are 18 cubic yard loads we will need approximately 14 truck loads.  
The cost per truck is \$200 per load.  
Final load count to be billed per truck after the pad is complete.  
Machine cost includes spreading fill dirt and compacting.

## Concrete Patio Specifications

### Concrete Patio:

Provide and install a 20' x 47' - 940 sq.ft. concrete patio onto house.  
4" thick concrete - #3 rebar 12" on center.

3500 PSI concrete

Includes all materials and labor.