

## 712 Little Bear, Grapeland, TX

Cabin renovated (2023)

A/C – Heater (2022)

Water Heater (2021)

Items **excluded** from sale: Tan leather chair in living room, 2 picture frames hanging in upstairs master bedroom, post with city signs on back trail and rain barrel on front porch

Items to remain contingent on sales price:

Furniture/fixtures (Beds, Couch, Chairs, Tables, Dressers, Throw Rug)

(3) TV's and (1) DVD player

Refrigerator and microwave

Washer/Dryer

Beds/Sheets/Pillows/Comforters

Dishes/Pots and Pans/Utensils

Towels and bathroom supplies

Board games/DVD movies

Fishing poles and tackle

Miscellaneous tools (ladder, Stihl chain saw, skill saw, jig saw, air compressor, log splitter, leaf blower, weed eater, hammer, pliers, wrenches)

Pellet Grill and Gas Grill

Red chairs, Ford bench, Gas bins, Large wooden box on back porch

2 kayaks with paddles

1 paddleboard

1 jet ski

1987 B7100 Kubota Tractor with implements

1997 Quantum Ski/Bass Boat 18' 1" with 1996 120 Force Motor with trailer and all accessories

2014 Kawasaki 300 4-wheeler

2019 21' Black enclosed trailer