Highlights

of

389 Hwy 84, Goldthwaite, TX

Downstairs bedrooms

* Primary Bedroom 9’ decorative oak ceilings
* Primary Bedroom Oak crown molding
* Primary Bath – Decorative tub
* 8’ ceilings in one bedroom
* 9’ decorative ceilings in two bedrooms

Kitchen

* Commercial freezer
* Commercial refrigerator
* Large center island with barstools and storage
* Built-in stainless-steel oven and microwave
* Stainless steel electric cooktop
* Large stainless-steel sink
* Custom Cabinets
* Large walk-in pantry with hidden room behind spice rack

Downstairs bathroom

* Step in shower
* Crown molding
* Vanity lighting

Miscellaneous

* 2 water heaters – One new 2017, One new 2024
* 4’ wide stairway
* Office on balcony
* Fresh Paint outside
* Most furnishings stay
* Full length plus veranda on front of home with wood burning stove
* Concrete foundation
* Metal roof
* Wood grain ceramic tile throughout
* 12’ ceilings in living room
* May 2024 new 5-ton AC/Heat pump Central Heat and Air with added cooling in kitchen and upstairs
* Custom Brick Front Gate with Automatic Opener
* White picket fence around front of home
* Firewood storage room
* Chicken Coop
* Tool Cabinet
* 3 tank 1,700-gallon septic system
* 2 RV hookups – water, electric, and septic
* Water well – 150’ deep, water at 101’, 4-5 gallons per minute, 1,200 gallon water storage tank, new pump
* 4 – 50 gallon reserve storage tanks in the home

Upstairs

* 1,000 +/- sq ft
* Kitchenette with Refrigerator and microwave
* Two bedrooms
* Living area
* Penty of room for a pool table
* Carpet throughout
* Full size bathroom with tub/shower
* Office on balcony above dining area

Cabin / Guest House

* One main room
* Kitchenette
* Bathroom with step in shower

Equestrian Facilities

* 9 indoor leveled stalls
* 6 outdoor leveled stalls
* Fencing – 3” pipe railing, 10’ fence poles, some hog panel and some 5-strand barbed wire
* 60’ round pen
* 100’ x 190’ Rectangular pen
* 2 – 60’ x 50’ Square Pens
* 2 hay feeders
* Horse stock shoot
* Tack room
* Feed room
* Tool Cabinet
* 10’ x 20’ hay barn
* Restroom in horse barn

Farm equipment

* Cattle shoot
* 3 water tanks
* 50 gal. fuel tank with manual pump
* John Deere 3032 E Tractor
* Tractor Implements – Brush Hog, Fertilizer Tank, Broadcast Feeder, Bucket, Forklift, Grater, 2 Post hole diggers
* John Deere Gator

Possibly Included Livestock

* 6 Black Baldy Cattle
* 8 horses with papers (Paint, Buckskin, Quarter Horse, Thoroughbred Quarter Horse)
* 3 other horses

Ponds/Stock Tanks

* Main pond is about ¾ acre in size
* 12’ x 10’ dock/fishing pier in middle of main pond
* Main pond has two aerators
* Main pond stocked with Bass, Catfish, Croppie, and Perch
* There is approximately 7’ of water under the dock
* When full the north end of the main pond has 16’ – 18’ of depth
* When full the south end is 5’ – 8’
* Rainwater off the home is diverted to the main pond

Detached Garage

* 2 car
* Automatic openers
* 24’ x 20’
* Shop bench

Items that are not conveying

* All wall décor and personal items
* Security cameras
* Corn feeder
* Dishes, cookware, etc
* Two beds
* Outside table
* 2 chase lounges
* Planters
* Metal chairs
* Barrels

Past Repair Companies/People

* AC – Air Tex, Lampasas – 512-556-8695
* Water Well – Ryan – 325-451-0336