

**Property Details and non-realty items that convey:**

Located off Farm Road 1944 in San Patricio County, Texas  
Residence 5-bedroom, 2.5 bath, 2,740 Sq. Ft. on 3.94 acres  
Asphalt driveway  
59.46 acres of pasture and grazing land  
Rincon Water  
Multiple Septic Systems in place  
Two story 3 car garage 1,200 Sq. Ft.  
1,200 Sq. Ft. Second Story guest quarters and storage  
283' white panel fencing  
8,022' improved ranch fencing  
Fenced & cross fenced  
Swing gates at the creek  
Mature Oak & Mesquite trees  
Several stock ponds  
Current ag exemption  
RV parking/hookup  
Covered cattle pens  
Portable stock panels  
30x60 shop building  
27 k/w Generac that powers the house and 30x60 shop  
Misc. structural pipe, 200 gal. sprayer  
JD 855D S4 Gator  
JD 6115D Tractor with implements  
Misc. equipment, trailers, ranch supplies, and tools,  
including a Titan gooseneck trailer  
40' Conex with misc. contents