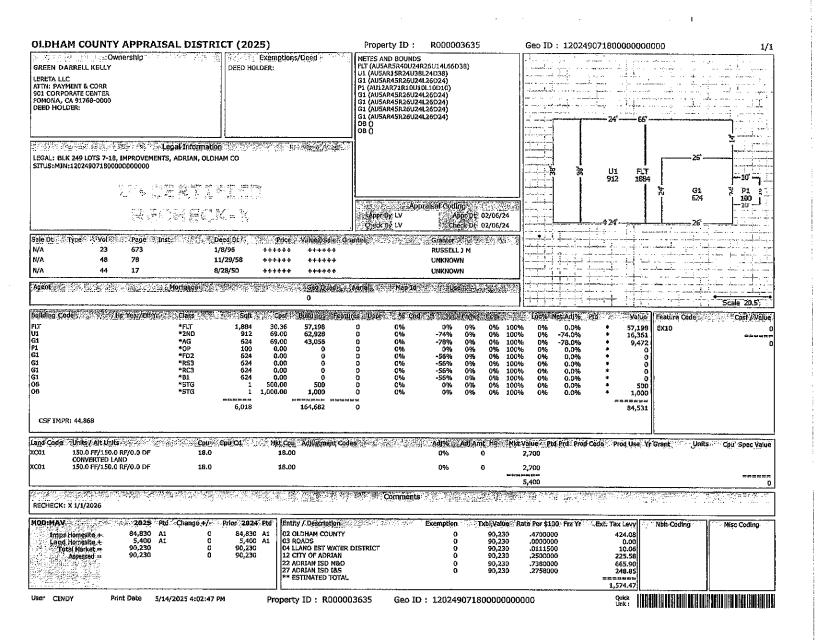
## AMARILLO ASSOCIATION OF REALTORS®, INC. SQUARE FOOTAGE CHANGE FORM

Please change the square footage entered in Multiple Listing Service: 25-6519 105 E. Matador, Adrian, TX 79001 Address MLS# New Square Footage: Source of Square Footage: (You MUST include a copy of the actual documentation of the square footage from one of the following sources indicated below or have the home builder complete the statement at the bottom of this form.) Listing Agent's Signature X Appraisal District Statement from a Builder Dealer Plans (for manufactured homes) Builder Plans FHA Appraisal (HUD Homestore) Architect Professional Engineer Appraiser measurement United Country Real Estate 7-26-25 **Caprock Properties & Auction** Date Listing Office Email to squarefootage@amarillorealtors.org **Builder's Square Footage Statement** Address The square footage on the property located at the address listed above is: Living Area Square Footage The Board of Directors has indicated that the total Basement (indicate Finished or Unfinished) square footage CANNOT include any basement square footage! Additional Square footage Builder's Signature **Builder's Name PRINTED** Documentation attached



105 E Matador Drive, Adrian, TX 79001

Gardener's Paradise & Outdoor Enthusiast's Dream! Nestled on half a city block, this spacious 5-6 bedroom, 2 bath home offers charm, character, and room to grow—literally! From the lush carpet grass to the gorgeous mature trees, this property invites you to relax, explore, and enjoy the outdoors year-round. Enjoy your morning coffee in the sun-filled front sunroom, unwind in the evenings on the back deck, or host gatherings under the unique grain bin gazebo—a true conversation piece! There's plenty of space for gardening, building 4-H stalls, or even adding horse accommodations. Inside, you'll find two upstairs rooms, a basement, and abundant living space—offering flexibility for families of all sizes or work-from-home needs. Located in a welcoming community along historic Rt. 66.

Sold (or under contract) before No processing		Property Type	Residential
To Be Auctioned	No	List Price	179,000
New Construction	No	Photos are Virtually Staged	No
Exclusions	swimming pool, Texas gas tank, small pond, refrig	Fixture Lease(s)?	No
Style	Trad.	Zone	5000 - All areas in the 5000's
Area	5040 - Vega	Status	Active
Begln Date	07/21/2025	End Date	01/31/2026
Total Bedrooms	5	Total Bathrooms	2
Realtor.COM Type	Res - Sngl Fam	Square Foot Source	_Appr-Dist_
Exempt from Sq Ft	Not Exempt	Total SqFt. (+/-)	<del>-2.796</del>
ist Price Per Sq. Ft.	64.02	Garage Stall	1
Attached Garage	Yes	Detached Garage	No
Carport	No	RV Parking	No