

Ranch: 11814 County Road 266, Richland Springs, Texas (formerly listed as Rochelle, Tx.)
Richland Special Utility District serves the water. There is no well.
CTTC phone service out of Goldwaithe has the land line in house.
Stream Energy serves the Electricity. Can select your preference as to electric supplier.
Septic System used

100 acres of coastal on road frontage. Balance of acreage (apx. 233.15 acres)

Did have 27 pecan trees, however due to drought two years ago, many trees have died.

Big Pond, muddy due to so much rain, also have 1 stock pond in front coastal area, 1 split stock pond on south side of property and another stock pond partially hidden by trees in back acreage.

Deer feeders and blinds, fish feeder will be removed from property.

Great hunting for deer, pigs, turkey and coyotes. Some years are great for dove and quail.

Selling double-wide mobile home furnished, including [REDACTED]
Personal Items throughout the house will be removed, including all deer and turkey mounts,
lg. deer photo in living room.

Kitchen appliances all stay, along with washer and dryer in utility room. The coffee maker, dishes, and some cookware, will stay.

WW enclosed trailer will be removed, as will the travel trailer by pole barn [REDACTED]
[REDACTED]

Inside the greenhouse, the chest freezer will stay.

Inside the storage bldg., [REDACTED], the A/C stays, the refrigerator/freezer, and all bedding. There are items which will be removed.

The lawn mower and outdoor lawn equipment will stay.

The property comes with the cattle working pens, and hay rounders.

The roof was replaced appx. 3 years ago.

No mineral rights go w/ sell
Metal boat goes w/ property