

Klostermann Residence - Spec Sheet

- 4 BR, 2.5 Bath, plus upstairs office/bedroom/game room
- 2 car enclosed garage with storage closets, key pad entry, motion security lights
- 2,928 sq. foot living space. Limestone exterior with metal roof and seamless gutters. Built in 2001, addition built in 2012. Roof and gutters replaced in 2014.
- Fully landscaped yard with multi-zone irrigation system
- Large covered front and back porches
- Fenced backyard with adjacent dog run and additional covered 17' x 17' patio off of house with lights, electricity, misting system, roll down sun shades, and fire pit.
- 20 fenced acres with paved asphalt driveway and automatic gate entry
- 30'x40' Mueller barn with concrete floor and finished office with A/C
- ½ acre lined and stocked tank with lighted fountain. Water pipes and electricity run to tank. Fish include Large Mouth Bass and Blue Gill Perch.
- 6.5 acres of deer breeder pens with 1,200 sq. ft. handling facility/barn
- Other misc. large and small equipment storage sheds and lean-to's
- Large acreage neighbors. Extremely quiet and private.
- Multitude of wildlife; Deer, turkey, quail, ducks, cranes, etc.
- Grapefruit, Peach, Plum, and other mature trees
- Open floorplan, great for entertaining. Crown molding.
- French doors to backyard, Levolor blinds throughout
- Gas fireplace with stone surround to ceiling and custom mantle.
- Kitchen has gas range and all stainless steel Kenmore Elite appliances
- Culligan water filtration system in kitchen and home is piped for R/O system
- Mitsubishi mini-split A/C unit installed upstairs in 2012
- Large Master BR with his & hers closets
- Master Bath with dual sinks in vanity and large walk-in shower and linen closet
- All closets have built-in shelving
- Large utility/laundry room with sink, upper and lower cabinets, and storage closet. Stainless commercial size ice machine will convey.
- New water well pump, pipe, control box, and pressure tank in 2015
- Both outdoor A/C units replaced recently (within last few years)
- ADT security system. DirecTV service. NEC Electric, including water well (low \$260, high \$620). Absolute Waste trash service (Avg \$35/mo).
- Jim Wells County taxes \$5,500/yr. Homeowners insurance approximately \$2,500/yr.
- Quarterly pest control maintenance

- Barn
 - 30' x 40', Mueller all metal barn, 2 large overhead roll up doors.
 - Concrete floor, electricity, 2 outside security lights, 4 inside lights.
 - 8' x 20' overhead storage loft
 - Piped water to 2 sides of barn
 - 13' x 15' finished out office with window, a/c, cabinets, desk & filing cabinets that convey.
 - Wooden cabinets, wood shelves and 2 refrigerators used for storage convey. Air compressor and hose reel convey.
 - 11' x 31' x 10 high attached lean-to
- Morgan Building
 - 11' x 19' Mueller all metal storage building with concrete floor
 - Large overhead door
 - Wood shelving
- Hay Trailer
 - 7' x 38' enclosed semi-trailer with roll up door, wood floor
- Tractor barn
 - 20' x 40' metal pole barn with tin roof, 3 sides tin, caliche floor
- Well House
 - 4' x 9' all metal w/ concrete floor, Electricity and lighted
- Deer Handling Facility
 - Built in 2014
 - 30' x 50' with concrete floor and metal roof.
 - Electricity
 - 8' x 45' a/c'd metal shipping container with 5 prefabbed isolation rooms. Rooms each have dimmable red and white lights.
 - Maplehurst deer chute with load out alley.
 - 10' tall lighted alley way connected to deer pens.
 - Large overhead lights & security light.
- Deer Pens
 - 7 pens, Approximately 6.5 acres
 - Sparse brush with numerous large mesquite trees
 - 16' wide Alley way
 - Water in each pen
 - 3 strand hotwire on outer perimeter
 - 30 mil black plastic on outer perimeter