



922 FM 80 S, Donie Tx

- 2 bedrooms, 2 full bathrooms, 1200sqft, spray foam insulation, Built 2007
- Kitchen & bathroom updates & plantation shutters
- Master Spa: Swim spa with hot tub (2022)
- Gas: On-demand water heater & fireplace w/ remote (temperature controlled)
- 30 solar panels (owned since 2022): electric bill: avg \$33.00/monthly
- Workshop on slab w/ electric & 3 roll-up doors: 48' x 48' which includes 3 horse stalls, a tack room, a tool room, & hay storage
- Additional stalls: 40' x 18' connected to Conex storage container.
- Conex storage containers (3 total)
- Open Equipment Shed - 30' x 20'
- Open Equipment Shed - 58' x 40'
- Carport attached to home - 20' x 20'
- Pre-fab equipment covers (3)
- Two stock tanks
- Pest control maintenance: annually treatment (Mexia Pest Control)
- Utilities:
 - Navasota Valley Electric & solar panels
 - South Freestone Water Co-op
 - Frontier Waste
 - ACI Global (internet)
 - Nelson Propane