

Comanche County Texas Refuge Place

Refuge Place with Collective "Mansion"

In the hill country of the heart of Texas**

Office at 771 County Rd 261, Comanche, TX 76442

SLS*	Address	Building	Size	Sq Ft	Bedrooms		Tub/S	Washer/Dryer		Propane	TS	
					↓	Toilets	↓	Shower	↓			WH
Y	769	House	14 42 12 31	960	2	1				250		
Y	771	Office	14 52	728	2	1				30	0	
Y	775	White	14 60	840	2	2	2		Y	50	250	Y
Y	779	Green	14 76	1064	3	2	2	1	Y	40	250	
Y	781	Brown	14 52	728	2	1	1		Y	40	250	Y
Y	783	Red	14 64	896	3	2	1		Y	30	200	
Y	785	Basement	14 68	<u>952</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>Y</u>	<u>40</u>	<u>500</u>	Y
				6168	16	11	7	2	5	230	1700	
		When REH is ready		7848	18	14	9	2	6	gallons	gallons	
N	REH	Shop	40 52 20 20	<u>1680</u>								
N	Barn	Garage	15 43	645								
N	Cool	Freezers	9 16	144								
N	Store	Silverish	8 40	320							100	
N	Store	Whitish	14 44	616							30	
N	Well	Wellhouse	8 8	<u>64</u>							<u>200</u>	
				3469							2030	
		Total buildings:		9637					75%-		1522.5	

Inside data:

6168 square feet living space
42 Rooms total; 16 Bedrooms; 11 Bathrooms w/ toilets (7 tub/showers 2 showers)
8 large Living rooms; 5 Kitchens; 6 Hallways; 5 Washer & Dryer sets
 Collective Building one story: 96x64 Two story: 48x64
Private deep well with new dual fuel backup generator & transfer switch
Outside shed has 2 freezers, A/C and new propane backup generator
3469 square feet of storage, garage, shed and shop space

Outside data:

10 acre living area with lawns and occasional trees – hidden from County Road
 Three other fenced areas (53 acres total) with trees and natural grassland
 Water lines to homes, gardens and animal areas. 7 farm faucets
 Six total two stage septics with fields. All pumped in 2021
 Chicken and duck coop and large pen with bird-net over top
 Fenced area with multiple raised beds for gardening
 Two fruitful Peach trees, fig and other fruit trees growing
 16 x 32 roofed and walled animal barn with loading ramp (512 ft²)
 144 x 90 (1/3 acre) fenced animal corral including 8x12 roofed shelter
 Buildings are over 1400 ft –and hidden by trees – from property gate on County Road
 Small stream and 2 ponds in rainy season
 Private legal 1/2 acre Cemetery – total property: 63.544 acres.

* SLS = Standard Living Space: Water, Sewer, Electricity, Heat, A/C, Landlines, Starlink Internet
 220 volt Inverter Generator can be connected to homes with a Transfer Switch (TS)

** 41 miles NE of geographic center of Texas