

PROPERTY DESCRIPTIONS & ADDITIONAL INFORMATION OF HOMES & BARN

Property: 530 Chisolm Trail, Wallis, Texas 77485 / Lot Size: 427,001 (9.8026 Acres)
(Tax ID: 0092-00-000-0256-901)

- 3,556 Square Foot
- \$35,000 Home Generac 32kw Generator
- Independent Well
- Oversized Garage W/Epoxy flooring and is air conditioned
- Foundation Repair in 2024 and has a transferable warranty
- Roof 2021
- Back Patio Brick Columns interiorly supported by Steel Pipe
- Front Porch Columns interiorly have Aluminum on steel support

Property: 540 Chisolm Trail, Wallis, Texas 77485 / Lot Size: 120,792 (2.773 Acres)
(Tax ID: 0092-00-000-0257-901)

- 1,398 Square Foot
- Independent Well
- Garage is air conditioned with ½ Bathroom
- Foundation Repair and has a transferable warranty
- Measurements of 2nd Home not listed on MLS **(All Room Measurements should be verified)**
 - Primary Bedroom (15.7 x 12.11)
 - Primary Bathroom (15.7 x 9.8)
 - Formal Living (20.10 x 15.6)
 - Dining (10.6 x 10.1),
 - Kitchen (10.2 x 10.11)
 - Bedroom 2 (11.6 x 11.11)
 - Bedroom 3 (10.11 x 10.11)
 - Secondary Bath (10.11 x 5.4)
 - Patio (16.8 x 7.1)
 - Garage (19.10 x 20.11)
- New Roof in 2024
- Primary Bathroom has a walk in senior sit down tub with door

Property: 540 A Chisolm Trail, Wallis, Texas 77485 / BARN

- Measurements of Barn not listed on MLS (**All Room Measurements should be verified**)
 Slab (40 x 36)
 Living Space (12 x 24)
 Office/Storage (12 x 12)
 Sitting Area (16 x 36)
 Bottom Right Wing Total of 3 (12 x 12) stalls
 RV/Boat Storage (50 x 30) with 50 amp RV Plug
- Independent Well for livestock purposes
- Equipped with full kitchen and bathroom upstairs
- Half Bathroom in tool area
- Epoxy flooring on 1st level
- Roof 2016
- 8 (8" Steel square treated columns welded to the imbed in concrete)

ADDITIONAL INFORMATION ABOUT ADDITIONAL BUILDINGS ON PROPERTY

All Measurements should be verified

- 16 x 24 Small Barn Tool Shed has work area with power and water / Roof 2021
- 10 x 12 Morgan Building
- Four carports measuring approx. 16 x 20

ADDITIONAL BENEFITS OF THE PROPERTY

- A permanent berm with a pump system surrounds 7 acres interiorly of the property w/Engineering Details, which can be provided. Aids in flood protection.
- Fenced in 1 acre plumbed and wired with additional materials being left.
- Gated entrance.
- Unrestricted property.
- Low Flood Insurance Premium that can be transferred to the new owner.
- 2nd Home & Barn have transfer switches to run the pump system in the event of a power outage.
- 18 x 48 Above Ground Pool