

**26831 Stockdick School Road
Katy, Texas 77493**

Expected Questions from Prospective Home Buyers

- (1) **Why are you selling?** - We want more acreage further out in the country. We want to raise a herd of Boer or Kiko goats. We have loved living here since 2010 and wish that we could move this entire house, barn, shed, chicken house, pond, and vegetable garden with us.
- (2) **How far does your property go back?** – Our property goes back to the fence just before those homes to our south. Our property is approximately 250 ft in width x 1,000 ft in length.
- (3) **Why is there a fence around the pond?** – Our youngest son was a baby when we moved here. The fence initially was like a fence around a pool. Later we learned that it had other benefits like keeping wandering animals out of the pond.
- (4) **What kind of fish are in the pond?** There are bass and blue gill perch in the pond with a few copper nose perch. If you see a large fin sticking out of the pond, that's our "pond sharks". Actually, it is one of two extremely large sterile grass carp. Our home has a license from TPWD for those obtained by the original home owner.
- (5) **Are there flying fish in your pond?** No, those are bass jumping to try to catch dragon flies. This activity becomes fun evening entertainment in the peak of the summer.
- (6) **Why don't you kill the grass in the pond?** The grass is the basis to an amazing ecosystem in the pond. There are minnows, crawfish, and occasional freshwater clams in the pond. We see a wide variety of water birds in the pond. The night herons eat the crawfish. We encourage the biggest of the herons to "move along" as they can eat the biggest of the fish in the pond. We occasionally see mallards and whistling ducks in our pond. Sometimes Cara Caras (a large bird that looks a little like a bald eagle) will catch a turtle and eat it. They are from the raptor/falcon family of birds.
- (7) **Why is there an electrical outlet near the pond?** The original owner had a decorative well house by the pond with a pump and a fountain. It wasted far too much water and electricity, so we took it out. The pipe near the pond is to add water to the pond when we don't get enough rain.
- (8) **What is that big wooden box near the house in the front yard?** That is the location of the water well and other piping that feeds the pond and barn. The box is hand made and insulated. With a small heat lamp placed inside of the box during hard freezes, we have never had these outdoor pipes freeze.

- (9) **Why don't you have more trees?** – We both come from farm and ranch families. We understand the value of grass. We love sunrises and sunsets and want an unobstructed view of those. We enjoy our neighbors' pecan tree orchard when we want to see trees.
- (10) **Why don't you have more landscaping?** The freezes in recent years killed off much of the original landscaping. We focus on our vegetable garden, grass, and animals. The front yard is an open landscape for you to develop. We paid for a professional landscape design then never implemented it. We will give that plan to the buyer.
- (11) **Why don't you have a pretty green San Augustine (carpet) grass in your yard like other homes that we visit?** Farm animals don't eat carpet grass. We stayed with the native grasses. We also enjoy the wild flowers. We mow around the wild flowers every spring until they have a chance to go to seed so that they can come back the next year. This is all good for bees too which we need in the garden
- (12) **How much time does it take to mow a place like this?** We mow the front acres with a ZTR in about 1hr 45 min. We pay a team to trim the front acres every two weeks for \$70. We only mow the back acres about twice per year especially when we have animals back there just to keep the weeds under control. We do mow along the fence lines in the back once or twice per month.
- (13) **What do you raise in your vegetable garden?** We raise potatoes, tomatoes, sweet corn, yellow squash, green zucchini, eggplant, and cantaloupe every year. We occasionally raise okra, green beans, sweet potatoes, and watermelons. We raise cover crops to attract bees in the spring and to put nitrogen back in the soil in winter. We will be more than happy to share the varieties that work best and where to obtain seeds and plants if you want to continue to the garden.
- (14) **How much work is the garden?** We have the correct tilling equipment and an above ground sprinkler system to keep garden work very manageable.
- (15) **What's with all of the firewood?** It's actually pecan BBQ wood. A neighbor about a mile down the road lost a massive pecan tree during Hurricane Beryl in 2024. We traded the labor to remove the tree for the right to bring home all of the BBQ wood. Our oldest son has a huge Texas sized BBQ pit. It was a recycling "match" made in heaven.
- (16) **Why do you have two electric meters?** There was no electricity to the shed when we bought this home. When we added the barn and chicken house, there was no remaining electrical capacity in the underground powerlines and breaker boxes to the house. We added +/- 200 amps of power starting at the power pole with a new meter and then running wire underground to the shed, barn, and chicken house. We wanted to be able to weld in the barn, and that

takes a lot of power. There is enough power at the shed to tear that down and build a large shop, outdoor kitchen, etc.

- (17) **Why do you have a whole house generator?** We have our own water well and our own aerobic septic system. No electricity = no water or sewage. With the generator, we are cool / warm during any electrical outage. We have been able to help others during storms because we are self-sufficient when needed. The generator does not power the barn, shed, or chicken house.
- (18) **What are those 3 gray sticks in the backyard?** Those mark where the spray heads are for the aerobic septic system. And no, the water does not smell from the septic system.
- (19) **Why is there a dirt area inside the barn?** Show pigs get raised on concrete. Show cattle are raised on dirt. An old local FFA teacher helped me design the barn with the stalls, wash rack (drain), and tack room. I added all of the roll up doors for ventilation and easy access.
- (20) **What type of animals have you raised here?** Chickens, show pigs, and show cattle.
- (21) **What is the reason for the gray plastic pipes and wire up high around the barn pens?** That is the electric wire that feeds the electric fence that divides the back area. It is up high so that no one or the tractor touches it. It could be buried underground in the future using insulated wire and plastic conduit.
- (22) **Why don't you want us to open the door to the chicken house?** The chickens are always anxious to head out the door to eat grass and chase bugs. Then they become potential prey for hawks and dogs. We love to let the chickens out to free range, but only when we are around to watch for predators. We also don't want chicken poop tracked back in the house 🤢
- (23) **What's with all of the fishing rods?** The entire family loves to fish. We mainly catch and release big redfish and sharks. We just sold our bay boat and will buy another one in the future.
- (24) **What's with all of the taxidermy?** My sons and I used to get to hunt a lot in South Texas and West Texas. All of these animals were delicious. They were not shot just for sport.
- (25) **What is that big black animal on the wall with horns?** That is a Nilgai. The King Ranch imported them into deep South Texas decades ago from India and Pakistan, and they went wild. They are extremely challenging to hunt.
- (26) **What is that little black pig?** That's a javelina. It is not a pig. It is from the peccary family. It is native to South Texas where I grew up. It is very special to me for that reason.
- (27) **Why isn't your house "perfectly updated" inside like other homes that we visit?** See all of the above. We spend our time and money outdoors.

We have lived a wonderful country life here in the city, and now you can too.

Consider the house a blank slate just like we did when we moved here.

- (28) **What have you always wanted to do here that you didn't get done?**
- a. Build a gazebo on the east side of the pond with a deck cantilevered out over the water to enjoy the flying bass and sunsets.
 - b. Plant pecan trees in about 4 locations around the pond.
 - c. Replace the shed with a large shop and office so that the barn could be just for animals and the garage be just for cars. That is why I ran water and electricity to that location.

If you want even more inspiration, watch the movie “the Biggest little Farm”