

# 2810 Precinct Line Rd

- THERE HAS BEEN NO WATER IN ANY BUILDINGS, EVER.
- UNRESTRICTED PROPERTY BEING USED AS A HOBBY FARM. NO HOA OR MUD TAXES.
  - PARK LIKE SETTING OF IMPROVED PASTURES AND GORGEOUS MATURE TREES.
  - HISTORIC LAND ORIGINALLY DEEDED FROM MEXICAN PRESIDENT SANTA ANA TO RANDALL JONES, ONE OF THE OLD THREE HUNDRED ORIGINAL SETTLERS WITH STEPHEN F. AUSTIN.
- HIGH SPEED FIBER OPTIC INTERNET IN THE HOME.
- FIRE HYDRANT PROTECTION ACROSS THE STREET.
- WATER WELL/SEPTIC/LP WITH CENTRAL STATION MONITORED BURGLAR AND FIRE ALARM.
  - EXTERIOR OF BRICK VENEER AND HARDIE FIBER CEMENT SIDING.
  - ROOF REPLACED 3/2020 WITH GAF TIMBERLINE HDZ WITH TRANSFERABLE SILVER PLEDGE WARRANTY.
- FENCE AND CROSS FENCED WITH NON-CLIMB HORSE FENCING AND ELECTRIC TAPE. INTERIOR FENCING WITH WHITE VINYL FENCING.
- FULLY RENOVATED KITCHEN, UPDATED INTERIOR AND EXTERIOR, UPDATED GARAGE WITH INSULATED OVERHEAD DOORS
- UPDATED MAIN ELECTRICAL BREAKER PANEL (200-AMP SQUARE D) WITH SUB BREAKER PANELS IN EACH OF THE LARGE OUTBUILDINGS.
  - EMERGENCY BREAKER PANEL FOR QUICK GENERATOR CONNECTION.
  - OVERHEAD ELECTRIC SERVICE TO THE HOUSE WAS RELOCATED UNDERGROUND.
  - FOUNDATION REPAIRED AND ROOT BARRIER ADDED-3/2012 WITH TRANSFERABLE LIFETIME WARRANTY.
- BARN 48'X30' MORTON HORSE BARN 1995, END WALLS 12', RIDGE 17'. TACK ROOM, FEED & HAY STORAGE ROOM AND 5 HORSE STALLS, OVERHEAD FLY SPRAY SYSTEM, OUTSIDE WASH RACK, Paddock TURNOUTS, LIT ARENA, AND SOUND SYSTEM.
  - SHOP BUILDING 45'X30', CONCRETE FLOOR, END WALLS 10', RIDGE 13'. INTERIOR STORAGE ROOM WITH BUILT IN CABINETS AND SHELVES.
    - TRAILER/RV COVER 30'X15', END WALLS 10', RIDGE 12'.
    - TRUCK/TRACTOR COVER 45'X15', END WALLS 8', RIDGE 10'.
      - PASTURE HORSE SHED BUILDING 30'X24'.



**MAXWELL**  
PROPERTY GROUP