

237 CR-6510, Dayton, TX 77535/Laura and Wayne Hill 936-334-4111

Main House 3 bedroom 1 ½ bath

- 2 car garage enclosed it and made it a Livingroom
- After flooded in Harvey Window world came out and replaced all the windows.
- Put ceramic tile in after they flooded
- Throughout the house they have put random wood that Wayne did (he has always done land clearing and has trees he brings home, mills them and makes things)
- Utility room they added after Harvey/Pocket Door
- Just Replaced the hot water heater 4/20/25
- Kitchen added more storage /drawers (deep) after Harvey
- Gas Stove
- Sink is restaurant grade stainless steal (\$1,000)
- The house was all electric when they bought it. He ran a gas line so hot water heater and washer and dryer can go electric or gas.
- Front door they never use and has a storm door also/no door bell
- Fireplace works they just don't use it (Wood Burning)
- Have a \$7,000 security system (A-1 Telecom) have all the monitors on the windows and they own it, it's monitored, setup for fire, app on the phone \$1,000 year they pay (new owner can roll it over)
- A/C 2 years old and new duct work
- Electric Bill \$250 for everything
- Well 410 Feet commercial (payne water well) "Cystal Clear, no softener" no sulfur smell/Big tank and insulated (installed 25 years ago, the more you use it the better it gets) 5 horse power submergible panel, constantly cooled, never have to replace it. Inside a well house
- Aerobic system – 8 different heads in the pasture. Put in two different trunk lines, he has a valve if one section gets to wet, you can block it in and use the other section (15 years old or so) all up to date, Used Robert Schuldt construction in Dayton

Out Back

- The wood around the hot tub will move out of the way if you ever have to take it out to replace it or you can pull it all out and put patio furniture.
- Spa is Bromine not Chlorine, can be transferred. It's healthier
- 7 years ago built pergola
- Leaving swing in the front

- Over 3,340 pipe rail fencing around the whole 7 acres that is 5 feet tall and 4x4 utility panels so animals can't get out.
- Additional concrete parking adjacent to shop and stabilized rock, great for multiple RV and livestock trailers for parking or storage and indoor storage.

Shop 40x60

- 14x14 ft doors roll up doors/ 16 ft eve height
- Pull up bar stays
- 4" insulation all insulated, sheet metal, hurricane clip doors 150mph winds
- Two 60 AMP disconnect for welding machines (Air compressor/welding machine hookups)
- High Bay has LED Lighting
- Same lights outside in the bay (2 in each bay so 6 total)
- 3rd door in back 14x14
- Storage under staircase
- Storage upstairs too, could be walled up and turn it into another room
- Just put the laminate down upstairs/did outdoor lighting from northern tool in the bunk house
- Awning is 1,800 sqft of covered area

Guest House

- Tongue and groove planks, hand stained all of it (ceiling)
- Old brick tin came off an airport hanger (on the walls)
- All Cedar (he milled it all) (Bench/Storage) Cedar lined inside
- Mexican tile came from California
- All open cabinets
- Kitchen cabinets are black walnut/dried it for 7 years/it shrunk a little as you can see
- Deep Sink
- Gas
- Walk in pantry
- Open face shelves
- Shower can fit 6 people! Handicap access
- Red Cedar in the bathroom

Kennels (4)

- Heated inside all concreted/insulated/heat lamps that drop from the inside/Panel to turn on the lights/Can connect them all and make 1 giant kennel or have 4 separate

Legal Size Riding Arena

- And Geese (Are 20 years old and they would like the new owners to take them in if they would. If not, we can rehome them. They are husband and wife and can't have any more kids!)

Barn

- 40x60-old Amish style
- 8 stalls
- Barn put in the doors 6 months ago on the railing tract system (had Dutch doors before)
- The first pin used to be a chicken pin
- Just put concrete in the tack room
- A conveyor with motor on it comes out and shoots the hay bails up stairs (upstairs storage for hay)
- Has spin out feeders on all stalls so you don't have to go in
- All the lumber on the barn is from their place. He took it and had it milled

Pond – ½ to ¾ acre tear drop style

- Professionally designed pond
- Has 3 lime stone structures designed to bait fish so they can stay around it and it keeps the water more clear, balances the PH of the water
- 2 limestone rock beds
- Tons of turtles
- Two laid down timber trees with brush piles for fish habitat
- He ran a 2-inch line from the well to the pond
- Bald Cypress trees
- Bedding flats
- 18 feet deep
- Has log trees for the bass fish
- Stocked with bass/bream/sun perch and crappie

The land to the left of the house, he built that up for another house pad, used all the dirt from the pond and scraped it off, enough for two houses. (that is about 3 acres)

No HOA/Deed Restrictions: No cows or goats unless FFA.

