



8698 County Road 239, Oakwood Tx

- 62.06 acres, per field notes
- No known restrictions
- Home:
 - Built in 1992, 1430 sqft, 2/2, & a water well
- Studio / office
 - Built in 2020, 24'x19', half bathroom, tankless water heater, laundry room, mini-split and window unit, & blown insulation
- Teaching Barn
 - Built in 2021, 50'x30' commercial kitchen wired for wifi, full bathroom, tankless water heater, attic with ladder, central heat & air, & blown insulation
- Outdoor kitchen: Built in 2021
- Generac generator ready to accommodate home & Teaching barn
- Electricity (Houston County Electric Coop)
- Water well: 375' deep, 200 gallon tank, 2 ½ hp pump
- Cross-fenced into 4 pastures with a pond in each pasture.
 - Compression polypipe water system in pastures to provide water to the entire pasture.
- Fruit trees: mulberry, nectarine, plum
- 3 propane tanks: rents the tank at the blue house, owns the other 2. Propane is for tankless water heaters and generators.
- No minerals
- Agricultural exemption
- 2024 Taxes: \$ 4,425.52