

## Property Features 6212 FM 933, Blum

Owner names: John & Melody Garcia. Property is not leased.

Tax ID's are 120761 (land & buildings), and 392932 (manufactured home). Manufactured home will be transferred and converted to real property at closing. (Currently held in seller's son's name).

For internet on the main house they are using Starlink. For the business & work phone they use Nextlink. Both are high speed.

There are 3 septic systems, one for each house and the 3<sup>rd</sup> for the warehouses.

The main house has its own water meter, the second house and warehouses share a water meter, and there is a 3<sup>rd</sup> one that is not currently connected, located behind the second home.

Seller does not believe he owns minerals to property. He is not party to a mineral lease.

Side walls on main warehouse are 20' high.

Inground diving pool behind main home is chlorine and has a water feature.

The playground, storm shelter, ponds, second home & carport, and several outbuildings are not shown on the survey. The pool house is marked as a storage building on original survey. Two of the warehouses have been drawn in. There is also a shooting range in the field. A new survey may be necessary.

### Recent updates

Main house: microwave, sink, faucets, reverse osmosis, patio added, concrete added in backyard by pool house.

Second house: Flooring in main area, water heater, sink faucets in master bath, pantry and laundry room remodel, built in charcoal patio grill(patilla), backyard fence.

Shooting range, pond stocked with bass, blue gill, catfish, awning and concrete at main warehouse, and replaced large overhead door in back.

Please do not change title company. Title has been opened with Truly Title.