

**530, 540 & 540A Chisolm Trail Wallis TX 77485 Total Land 12.75 acres
Measurements and Property Improvements**

530 Chisolm Trail Wallis Texas 77485 AKA MAIN HOME -3556 sf

All room measurements are in the MLS listing-please verify all room dimensions

Independent well

Oversized garage

Foundation repair with warranty

Generator \$ 35K

540 Chisolm Trail Wallis, TX 77485 AKA SECOND HOME-1398 sf

Independent Well

Master Bedroom 15' 7" x 12' 11"

Master bath 15' 7" x 9' 8"

Living Room 20' 10" x 15' 6"

Bedroom 2 - 11' 6" x 11' 11"

Bedroom 3 - 10' 11" x 10' 11"

Bath 10' 11" x 5' 4"

Kitchen 10' 2" x 10' 11"

Dining 10' 6" x 10' 1"

Patio 16' 8" x 7' 1"

Garage 19' 10" x 20' 11"

Foundation repair with warranty

New Roof 2024

540 A Chisolm Trail, Wallis, Texas 77485 AKA BARN

Slab 40'x36'

Left side living space 12' x 24'

Back left room Office / storage 12' x 12'

Center one sitting area 16' x 36'

Back center right corner small 1/2 bath and tool area

Bottom right wing (3) 12' x 12' stalls

RV/Boat Storage area 50'x30' with 50 AMP RV Plug

Independent well was put in a little shallower as its primary purpose was livestock

Barn and Second Home have transfer switches to run the pump system in the event of a power outage

Back left Property corner Wrought Iron 3 rail fenced area

1 acre staked corner Approx. 175' x 175' 3 rail wrought Iron fenced area.

20' hinged gate, 2 man gates, Water and power inside of fence

Seller has six additional panels that will stay

Small barn Tool shed / work area with power and water: 16' x 24'

Small Morgan building 10' x 12'

Three Carports 16' x 20' Verify size

Above ground pool '18x48"

Berm/Pump System

Water and power available at the property entrance gate