

Bar Diamond R – Riddle Ranch - Retreat, Texas

- **The Land**

- 34.338 Acres
- Fenced and cross fenced. Pipe fencing and barbed wire.
- 2 ponds - stocked with catfish and bass.
- Road frontage on FM 709 and new bypass loop, providing quick access to I-45 as well as local shopping and dining.
- Wildlife includes Whitetail Deer, Ducks, Dove, Hogs
- Currently has 1-d-1 Agricultural Exemption

- **The Improvements**

- **Brick Home** Features **3 Bedrooms, 1.5 Bath, 2-car Attached Garage**
- **Plus - 2-car Detached Garage w/ Bonus Room, Covered Patio, Pool & Spa,**
 - *Huge living area* with wood burning fireplace
 - *Formal Dining* (or sitting room-parlor, library)
 - *Galley Kitchen* with granite counters and tile backsplash, lots of cabinets, double convection oven, microwave, electric stove top, dishwasher.
 - Breakfast nook – dining area with 2 walk in pantries
 - 3rd room is *huge add-on room* (15' x 20' - patio conversion) with separate entrance from covered patio. Wall of windows allows plenty of natural light when desired. New wood French doors lead into living area. Can be used as 3rd bedroom, office, game room.
 - *Master Bath* features huge 2 person walk in floor to ceiling tile shower. Both baths have granite countertops, textured walls, new sink/s.
 - **Recent improvements** include brand new roof on all 3 structures, scuff proof wood laminate flooring throughout, blinds, back door and storm door, chandelier, gutters, tiled front porch.
- **Covered Patio** – 20' x 20' with concrete slab.
- **Gorgeous Pool with Jacuzzi Spa** – Heated (propane), Gunnite siding, flagstone perimeter with waterfall wall & fountain features, 4.5 ft deep, volleyball attachments, auto fill feature.
- **Additional 2 car detached Garage** on concrete slab, **with attached Bonus Room** – currently used as Grooming room with hot & cold water, window unit. Could be used as office, guest apartment, man cave, hobby room.
- **Dog Kennel** and Play Yard on concrete slab, 6 stalls – indoor outdoor, heated and cooled, with lots of extra storage space.
- **Water Well** with new pump – used for outdoor water needs: landscaping, animals.
- **Barn w/ Tack Room, Corral, Round Pen**
- **Horse Washing Station and Additional concrete slab** used for hunting dogs kennel.

- **Additional Personal Property for Sale**

- **Cattle** - Registered Santa Gertrudis Herd
- **John Deere Gator** – seats 3, has 70 hours, purchased 1/18 - paid \$18K
- **Tractor & Implements** – Farmall Tractor 40B – 318 hours, Case implements include front loader, box blade, hay spade, hay fork, brush hog and auger. paid \$25K
- **Walk In - Chicken Coop & Chickens** - paid \$1,000 3/18
- **Cattle squeeze chute** – paid \$3,500