

# Upgrades & Features List

**432 Fm 1953, Groesbeck, Texas, 76642**

## Downstairs Bedroom

- Original 1941 stamped pressed-tin ceiling tiles sourced from Hillsboro, Texas
- Karndean hand-lock wood flooring from Indiana

## Upstairs Bedroom & Full Bath

- Karndean hand-lock wood flooring from Indiana
- Metal ceilings sourced from Hammond, Indiana
- Full bathroom

## Bathroom

- Custom pecan cabinetry
- Original-style stamped pressed-tin ceiling tiles
- Pebblestone flooring
- Earth sinks
- Spanish knife-textured walls
- Cedar countertops

## Bar & Saloon

- Pearl Sign – available for an additional \$200,000 at closing or can be removed prior to closing
- Three antler chandeliers
- Metal ceilings sourced from Hammond, Indiana
- Knotted pine doors
- Stained concrete flooring
- Commercial ice maker
- Two undercounter refrigerators
- Beer cooler
- Keg cooler
- Custom cabinetry and countertops crafted from Big Pen Oak trees from the property
- Three sets of Lincoln-style accordion/bi-fold doors surrounding the saloon area

## Study

- Pecan flooring sourced from the M&M Mars Company in Waco
- Fireplace with pecan mantel
- Showcase windows throughout

## Outdoor Kitchen

- Fireplace with pecan mantel
- Sink
- Mini refrigerator
- Extensive Austin limestone finishes inside and out

## Residence – Updates & Improvements

- New laminate and tile flooring added throughout the home
- Wood shutters/blinds installed November 2023, including the garage
- Interior of the home freshly painted August 2023
- WaterSoft water system installed February 2024
- New fireplace installed December 2025
- New roof installed June 2026
- Insta-Hot faucet

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## Ranch, Barns & Property Improvements

### Main Barn

- New 40' x 50' barn
- 12' x 12' garage doors
- Sink
- Rebuilt following previous fire (optional detail for marketing)

### Equipment Barn

- Barn located behind the front right-side pasture
- Electricity
- Open-front design for tractor and equipment storage
- Size to be confirmed

### Hay/Cattle Barn

- Smaller barn located in the left-side pasture
- Hay storage
- Safety/holding pen for cattle as needed

### Cattle Corral

- Large cattle corral
- Size to be confirmed

### Water Troughs

- Five water troughs included with the property
- Each water trough is connected to the water well

### Ponds

- Five additional ponds
- Two located in the back pastures
- Three located in the front pastures

### Chicken Coop

- Functional chicken coop

### Fencing & Entry

- Secured fencing throughout the property designed to contain cattle and help keep predators out
- Front entry gate added after the ranch was purchased in June 2023
- Electricity installed at the gate

### Temporary Office Building

- Updated wood flooring and walls
- Mini-split air-conditioning system
- Situated on newly installed concrete pad

## Pearl Sign

- Pearl Sign may remain with the property for an additional \$200,000 added at closing
- If the buyer does not wish to purchase the sign, it can be removed
- Sign can be dismantled into approximately 3-4 sections and removed using a lift

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