

**2701 County Road 415
Cleburne (Coyote Flats), TX 76031**

ADDITIONAL INFORMATION

Excludes & Includes

(updated 1-24-24)

Golf cart available for showings on property

Property has 3 parcels: 2 with Ag exemption (just renewed for 5 more years in September); The one with the home (1.2 acres) does not have Ag Exemption. It does have Homestead Exemption.

EXCLUDES:

- Minerals (not owned by seller)
- Both stand up safes
- 1 Polaris Ranger (*can be sold outside of the transaction*)
- Golf cart
- Refrigerator & freezer in garage
- Refrigerator in main kitchen and MIL kitchen
- Washer & dryer
- Small freezer & large freezer in laundry room
- All John Deer tractors, stock trailer and implements for trailer
- All Boats (including paddle boat)
- Patio & Pool furniture
- Wagon-wheel bench on back patio
- Dog kennels in barn
- Honeybee box
- Egg grill
- Hay

Shop Office – EXCLUDES:

- Mini fridge
- Shelving

Shop – EXCLUDES:

- Portable shelving
- 55" TV (Hicens)

2 Car Garage – EXCLUDES:

- Metal shelving

NOTE: Farm animals can convey with property with an acceptable offer:

4 Longhorns

2 Donkeys

30 Chickens

INCLUDES:

- Chicken coop
- Barn water stock tanks
- Storage containers/deck box at pool
- Outdoor kitchen built-ins
- 65" Smart TV stays – back patio
- Kids back yard toys
- 12 x 16 She Shed with Electric & Air; with 2 lofts
- Wooden swing in tree
- Deer stand

Shop – INCLUDES:

- Pegboards & built-in shelving
- Center woodworking table on casters (4' x 8')

2-Car Garage INCLUDES:

- Built-in work desk