General

2 shares (equivalent of 8.2 acres)
300 feet of lakefront
246 shared acreage
44-acre lake with excellent fishing (bass, crappie, catfish)
Hunting
Miles of hiking trails
Annual dues - $125 per share (voluntary)

Starlink internet ($500.00 new, $120 mo.)
CelFi Go Signal booster (ATT, Verizon, T-Mobile) ($1,000 new)
Septic (Pumped in 2024)
Navasota Valley Electric (avg monthly bill $137.00)
South Freestone County Water Service Coop (avg monthly bill $60.00)
Fully encapsulated crawlspaces with closed-cell insulation

Main House
Original cabin constructed c1950
Remodeled with addition c1995
Mini Split a/c & heat
Fully electric
Gas space heaters for backup heat
Vermont Castings Intrepid Flex Burn Wood Stove - Majolica Brown ($5,000 new)
Kenmore Elite side-by-side SS refrigerator
GE SS electric range
GE Profile SS wine fridge
GE Profile microwave/vent hood
Frigidaire stackable washer & dryer
Cast iron claw-foot tub
Fully furnished (some furniture and personal items excluded)
40” tv
All-in-1one printer/scanner

Guest Cottage
Remodeled 2024
Wood deck
Fully electric
2 burner induction cooktop
GE Profile Aside by Side SS refrigerator
GE Profile SS microwave
Toaster oven

24” tv
Fully furnished

18’x20’ three-sided steel carport
20’ shipping container with shelving
Workshop with AC, electric, and attached equipment shed
Large fenced garden area with raised beds
600-gallon lake water tank for watering garden/landscape with solar lake pump
Gardening tools
250 gallon propane tank
Fishing/boat dock
Weber Spirit gas grill
Patio furniture
Brick patio w/ firepit
10 ft above ground saltwater pool with sand filter
Lakeside equipment/pump house
Covered firewood storage

Select equipment offered for sale