



WINDMILL RANCH

153 acres, gently rolling with improved coastal fields and wooded recreational areas. Quality Mueller built barn-dominium (2008) with separate horse stable and more.



The ranch is located on Highway 36 South of Milano, in Milam County, Texas. With more than 2,200 ft of frontage on Hwy 36 and more than 2,500 feet of frontage on CR 340A.

As you enter the property from the main entry on CR340A, you will see the care, love and pride of ownership that is evident. The front features well-manicured and improved hay fields (18ac and 12ac) with a nice pond, quality fencing and cross fencing and well groomed mature, scattered Oaks.





The Barndominium (a 40x80 building) sits atop the highest hill top and features two-story, 2,400sf, 3 bedroom, 2 bath, 2 living areas (30x40 two-story living area) offers quality features like wood floors, granite counter tops, stainless steel KitchenAid appliances, crown molding, a rock wood burning fireplace, guttering, accent lighting, surround sound and more.



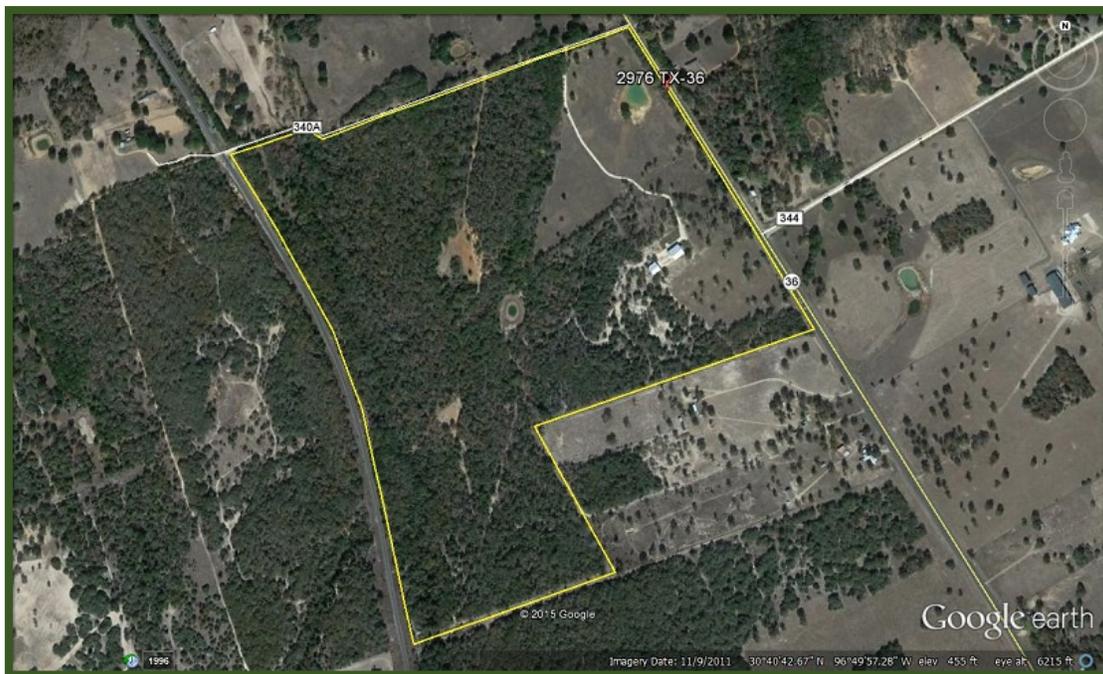
Out back is a quality built horse barn featuring 60x60 covered with 36x40 in concrete slab. Two 12x12 stalls with one 12x16 foaling stall, tack/feed room with AC, floor drains, and fans. Perfect for horses or other Ag/4H animal projects.

The homesite area also features a 20KW backup generator, sprinkler system, 40' windmill with 1,600 gallon holding tank on a 300' water well, drawing water at 150' with gravity flow to troughs and front pond. Also has 110v power and electric pump.

The back area of the property is heavily wooded with trails throughout. Great wildlife and recreational area with another pond, a springfed creek and two crossings to give full access to all of your property. Property is fully fenced.



Must see this place to appreciate all the work and attention to detail that has gone into it.



Available at \$1,199,000.00 Call to schedule a personal tour.



Cunningham Real Estate
1205 S. Market St - Hearne, TX 77859
www.CunninghamRealEstate.com
(979) 279-2757

ALL INFORMATION CONTAINED IN THESE OFFERINGS, WHILE BASED ON INFORMATION SUPPLIED BY THE OWNER OR FROM OTHER SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY CUNNINGHAM REAL ESTATE. THESE OFFERINGS ARE SUBJECT TO PRIOR SALE, CHANGE IN PRICE OR TERMS AND WITHDRAWAL WITHOUT NOTICE.



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K