

## Improvements to the Property

13006 FM 757, Winona

- Roof replaced August 2023
- Fresh paint everywhere
- Epoxy floor in garage
- Mini split added to garage
- 2400 sq ft barn
- 1800 sq ft barn, \$67,000
- 7-acre pond and dock
- New 50 gallon-per-minute well, 450 ft deep, 5 hp for the 7-acre pond and irrigation
- New pump and pipes, 5 hp motor in second well for house, barns, and irrigation—house runs \$300 for water
- Stone added to back patio
- Pool renovation, \$120,000
- Pool deck, \$8,000
- \$40,000 in landscaping
- 20 acres added
- \$40,000 gazebo/pergola with kitchen option
- Front entrance updates, \$25,000
- John Deer Sked Steer: 40 hours, 100 hp grapple, spear, forks, 7 ft mower
- 45 HP tractor, bucket, flail mower, forks, spear
- 7 ft brush hog
- Whole home Generac
- Extensive land clearing
- Dock and fountain, \$52,000
- Pasture 3 tank \$8,000
- Conventional septic services, early April
- Resurfaced shower, \$2,000