



# LETOLI RANCH | IMPROVEMENTS

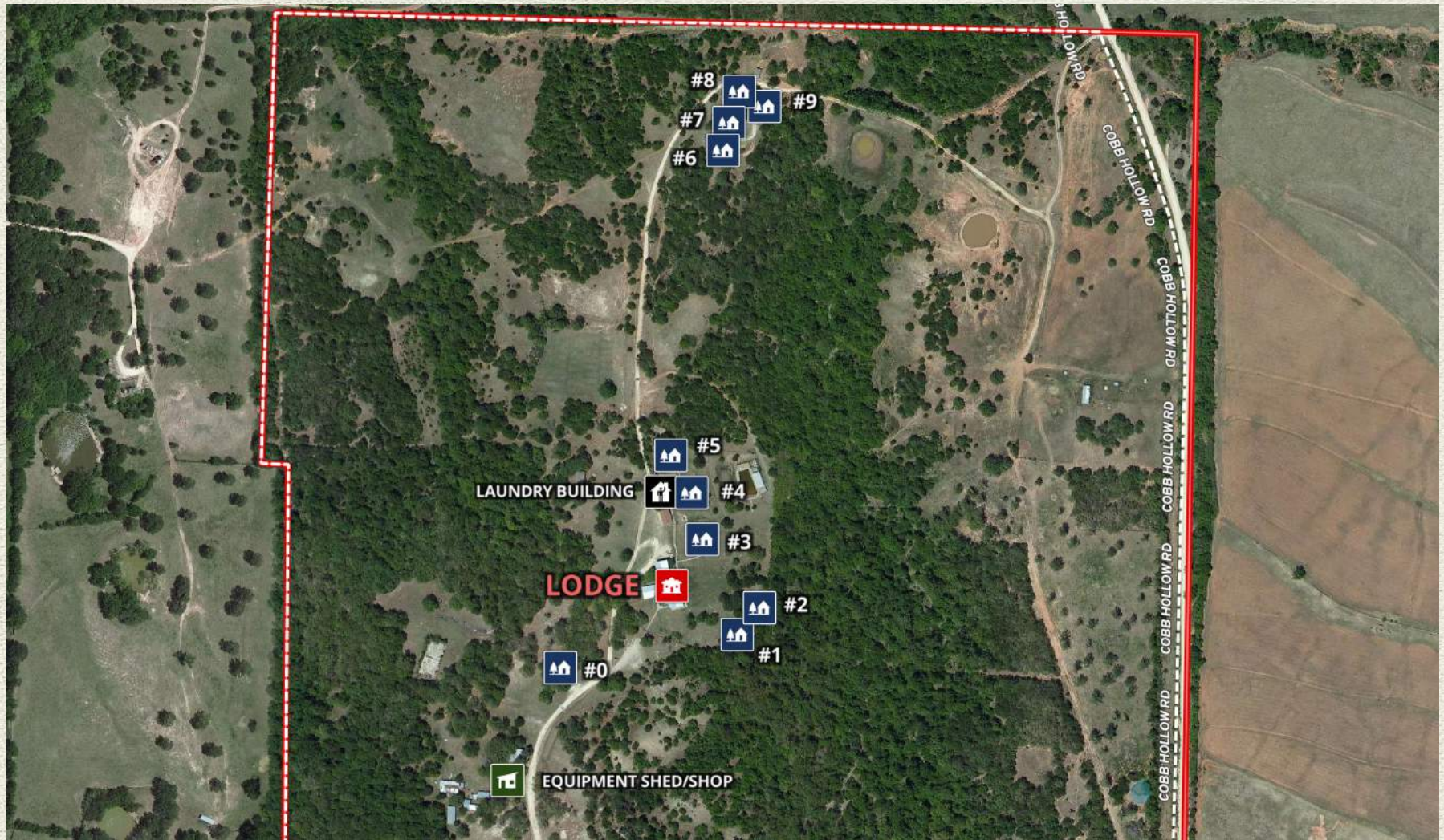
*214.33 +/- acres, Montague County, TX*

**LP** Legacy Properties





# MAP OF IMPROVEMENTS





# THE LODGE

LP Legacy Properties



## DETAILS

- 8,000 sq ft of interior living space
- Two large meeting rooms, one with a woodburning fireplace
- Sunroom/dining area
- Kitchen, four offices, storage rooms
- Upstairs with several rooms including a bedroom with a fireplace
- New metal roof in 2010
- Heated/cooled via window units & propane heaters





# CABIN #0

## Single Residence

LP Legacy Properties



### DETAILS

- 1 BD/1 BTH
- Large room with small kitchenette with sink
- Bathroom has soaking tub, vanity & sink
- Back porch
- 23'x17' (391 sq ft, broker's measurements)
- No heating or cooling units installed





# CABIN #1

## Duplex Residence

LP Legacy Properties



### DETAILS

- 1 BD/1 BTH (2x)
- Both sides have large vanity sink & tub/shower combo
- 32'x17' (544 sq ft, broker's measurements)
- Side A has split unit, Side B has CH/A



SIDE A



SIDE B





# CABIN #2

## Single Residence

LP Legacy Properties



### DETAILS

- 1 BD/1 BTH with living room
- Woodburning fireplace
- Kitchenette with sink
- Jetted soaking tub
- Vanity with sink
- Resurfaced wood plank flooring
- Walk in closet, plus coat closet
- 38'x18' (684 sq ft, broker's measurements)
- CH/A system





# CABIN #3

## Duplex Residence

LP Legacy Properties



### DETAILS

- 1 BD/1 BTH (2x)
- Tub/shower combo & vanity with sink (both sides)
- 32'x16' (512 sq ft, broker's measurements)
- CH/A system (both sides)



### SIDE A



### SIDE B





# CABIN #4

## Duplex Residence

LP Legacy Properties



### DETAILS

- 1 BD/1 BTH (2x)
- Tub/shower combo & vanity with sink (both sides)
- 33'x18' (594 sq ft, broker's measurements)
- Split units (both sides)



### SIDE A

### SIDE B





# CABIN #5

## Duplex Residence

LP Legacy Properties

### DETAILS

- 1 BD/1 BTH (2x)
- Tub/shower combo & vanity with sink (both sides)
- 30'x16' (480 sq ft, broker's measurements)
- Side A has split unit, Side B has CH/A



SIDE A



SIDE B





# CABIN #6

## Single Residence

LP Legacy Properties



### DETAILS

- 1 BD/1 BTH
- Tub/shower combo & vanity with sink
- Kitchenette with sink
- 32'x17' (544 sq ft, broker's measurements)
- Washer / dryer hook-ups
- Small shed
- No heating or cooling units installed





# CABIN #7

## Single Residence

LP Legacy Properties



### DETAILS

- 33'x18' (594 sq ft, broker's measurements)
- No bathroom
- No kitchen
- No heating or cooling units installed
- Holes in roof/ceiling
- (Probably a tear down)





# CABIN #8

## Single Residence

LP Legacy Properties



### DETAILS

- 1 BD / 1 BTH
- Recently renovated with new windows, kitchen & bathroom remodel
- Free standing wood burning stove
- Bathroom has soaking tub & separate shower, vanity sink, large closet with W/D hook-ups
- 32'x17' (544 sq ft, broker's measurements)
- CH/A system





# CABIN #9

## Single Residence

LP Legacy Properties



### DETAILS

- 1 BD/1 BTH
- Recently renovated with new windows, kitchen & bathroom remodel
- Fireplace with woodburning stove
- 16'x15' (240 sq ft, broker's measurements)
- Split unit system



# OTHER BUILDINGS

## LAUNDRY ROOM



## EQUIPMENT SHED / SHOP

