

2047 County Road 540  
Property Amenities  
(Per Homeowner)

- Recent Home Remodel Includes
  - Windows
  - Electrical Box
  - Insulation
  - Partial Plumbing
  - Porcelain Tile in Main Living Area
  - Granite Counters in Kitchen
  - Stainless Appliances in Kitchen
  - Refinished Original Wood Floors in Bedrooms
  - Metal Roof with 30 Year Warranty
  - Game Room Received Fresh Paint & Carpet
- Refrigerator Stays
- HVAC (inside & out) replaced in 2016
- 540' Well Dug in 2008
- Aerobic Septic System
- Shop (40x60)
  - Comes with 220 electrical
  - Built on Bell Bottom Piers
- Barn (36x40)
  - Has water
  - Set up for Cattle - Including Panels
- Chicken Coop Stays
- 80 Year Old Oak Tree
- Pond
- Never Flooded
  - Currently in Zone X
  - Flood Insurance Carried – Only \$365/year