

## AMENITIES

+/- 85 Acres, all Ag exempt except 1 acre homestead, partially wooded with cleared pastures

Nice entry gate with paved driveway leading to main house

Fenced & Cross-fenced (4 sections)

Approximately 4 acre stocked lake/pond with Gazebo, bridge, island

3 Additional small stocked ponds

### Multiple Structures

Main House: Approximately 20 yr old 3 br/2 ba with 2x8 Wood Montana Log Siding, two indoor living areas plus fully enclosed outdoor kitchen & sitting area, large updated indoor kitchen with granite countertops, butcher-block insert, decorative tin ceiling tiles, and other custom touches, electric range, built in microwave, dishwasher, disposal, large under cabinet chilled crisper drawers, huge custom walk-in pantry with multiple drawers, cabinets, & other storage, wet bar. Primary bedroom with extra large closet includes large wardrobe, built in chest of drawers, separate office off primary, laundry off primary. Wraparound covered porch, 5 car carport/porte cochere, Generac Quietsource 32 KW Propane generator, electric central heating system.

Greenhouse with work bench – matches main house

Guest house next to main house (attached by wraparound porch) - efficiency with kitchen, full bath & laundry

Two mobile homes (income producing rentals- currently vacant):

1. 4 br/4 ba with one of the rooms handicap equipped, ramp entry, with appliances
2. 2br/2ba/study, with appliances

(both mobile homes are on conventional septic systems )

---All appliances stay including washers/dryers

Additional barns/buildings:

1. 7 stall horse barn with tack room
2. Pole barn
3. Hay barn with cattle pens
4. Metal building currently used for tractor & equipment storage
5. RV Barn with store room

3 wells: two are 4in , 330 ft deep, one is 2in w/ windmill

Deer, hogs & other wildlife abundant

Livestock (cattle & horses), tractor & other equipment available upon request