

# SELLER'S HIGHLIGHTS

FULLY REMODELED HOME – NEW FLOORING, PAINT, TILE,  
BATHROOMS, ETC.

AUTOMATIC GATE ENTRY

ACREAGE – 2.33 ACRES FULLY CLEARED

LOCATION – CLOSE TO HUFFMAN MIDDLE SCHOOL & HARGRAVE  
HIGH SCHOOL. ZONED TO FALON RIDGE ELEMENTARY SCHOOL

END OF IRON ORE – NO THROUGH TRAFFIC

PARTIALLY FENCED FOR PETS

LIVESTOCK & HORSES PERMITTED

WATER RAN TO PASTURE

## EXTRAS

36X18 SHOP

18X14 SHED

36X18 COVERED RV PARKING

## UPDATES

AIR CONDITIONER – 2021 (\$12,000)

SEPTIC SYSTEM REPLACED TO AN AEROBIC SYSTEM – 2022 (\$15,000)

ROOF – 2016 (30 YEAR ROOF BOTH MAIN & GUEST HOUSE, \$18,000)

FULL REMODEL OF MAIN & GUEST HOUSE – 2016 (\$95,000)

GUEST HOUSE SHOWER & PAINT – 2022 (\$5,200)

# UTILITIES

WATER – PERSONEL WELL

ELECTRTIC – DIRECT ENERGY

(AC, HEATER, WATER HEATER - SUMMER \$150 / WINTER \$220 FOR BOTH HOMES)

PROPANE

(DRYER, APARTMENT STOVE, LINE RAN TO MAIN HOUSE KITCHEN)

CABLE – DIRECT TV

SEWER – AEROBIC SEPTIC SY