

Property Info./Updates

- Seller reserves any mineral rights that may remain on the property.
- Home is a 2019 Titan Extreme, built to HUD standards, HUD# NTA1871585
- Non-Realty Items additionally for sale for \$5500: Kubota 60" Zero Turn Lawn Mower, STIHL Trimmer, STIHL Blower and STIHL Backpack Sprayer, DuroMax XP15000EH Generator (Non-Realty Addendum in Attachments)



- Additional Non-Realty Items to convey with the home: Whirlpool Refrigerator, and current washer and dryer in the home.
- All utilities are ran under ground.
- The carport and concrete slab dimensions are 30'x40' per the seller, additional siding can be added along with a door to close in the building.
- There are 35 & 50 amp hook ups for an RV, as well as a 400 gal. above ground portable sewer for RV. (Possible income producing asset.)
- All windows are double pane, double hung so they open inward to be cleaned from inside the home.
- The house has a reverse osmosis system, except for the water that connects to the fridge, but buyer can easily add.
- The well has a filtration and chlorinator.
- The slab the home resides on is a packed, crushed concrete, that was recently re-leveled since the home was placed in 2019, all settling has taken place, and any cosmetic concerns have been resolved through repairs.