**AMENTIES**

**LAND:**

1. 53+/- Diverse Acreage
2. Open Pastures used for grazing and hay
3. Mixed areas with pasture and trees
4. Creek with heavily wooded area on south side of property-magical!

**RESIDENTIAL IMPROVEMENTS:**

1. Remodeled 1896 Farmhouse (Appraisal District updated to 1901)
2. Lower level has living, dining, kitchen, laundry room, mud room, primary bedroom with ensuite bath, second bedroom used now as library/tv room, huge hallway. High ceilings, original wood floors and crown moldings
3. Upper area has bedroom with bath and sitting area with fireplace and another room used as a bedroom/flex room. Two large closets upstairs.
4. Guest House/Office with kitchenette and bath
5. Two car garage with enclosed room for refrigerators/freezer and pressure tank
6. Fenced yard
7. New HVAC
8. One Propane tank dedicated to generator (mine is portable/dual fuel). A dedicated whole house generator would be easy to do. I just put in this propane tank for that purpose.

**FARM INFRASTRUCTURE**:

1. 6 Stall, Center Aisle Barn with feed room, tack room and loft. Well ventilated, fly spray system.
2. 60’x60’ Metal storage barn with four roll up doors, 2 people doors, fully insulated. Three concrete aprons. Stubbed for bath room. Electricity.
3. Four RV hookups (no septic for RV’s)by this barn and additional RV hookup at front of property.
4. Numerous fenced paddocks and traps. Water to all.
5. Six loafing sheds
6. Three wells. Three septics Located on different parts of farm.
7. 4 dedicated entrances onto farm from FM 1736.
8. Miscellaneous-covered hay storage barn and storage building-utility value.
9. Motion sensor lights, dusk to dawn lights in some areas.