

CRANBERRY LAKE LLC TRACT AND BUILDING DESCRIPTIONS

Property is fully fenced; a total of almost ten miles. Homes have keyless entry. The land has 2 security guard huts and is zoned as Private Hunt Club. All utilities are underground. Each home has geothermal heating and cooling, suppression systems and high voltage interrupters. There are duck nests throughout the property as well as 2 Osprey platforms. Goose disturbance speakers are in place. The north pastures have electric fence and 2 cattle gates. Lake is professionally managed for trophy bass.

TRACT 1: 48.5 Acres 24.75 Acres water (estimated) - 2580' lake frontage with beach and boat dock area. Gated entrance with remote keypad. 2,400 sq ft. log home, "Grand Beach". Includes new dock (with jet ski dock), 1,800 sq. ft. deck, built in BBQ, limestone bar, Jacuzzi, fireplace, 4 bedrooms, and an attractive kitchen. Most furniture will remain with the property. Includes auxiliary generator and cell phone boosters. 1,400 sq. ft. pole building with concrete floor is partially heated with tool room and overhead door. Includes some tools and landscaping equipment. Main barn has been redone with electric, insulation, siding and plumbing. Includes corral.

TRACT 2: 32.5 Acres 23.5 Acres water (estimated) – 1,760' lake frontage – also has frontage on CR 75 S. All fenced. May provide building site.

TRACT 3: 15.0 Acres 7.5 Acres water (estimated) – approximately 1,000' lake frontage and 1,000' frontage on CR 75 S. Nice building site.

TRACT 4: 6.5 Acres 1.75 Acres water (estimated) - Very attractive, partially wooded corner lot. 425' beach frontage. Fenced and gated. Nicely furnished 1,300 sq. ft. home with 2 bedrooms, fireplace, and Jacuzzi. Auxiliary generator. Has very nice primitive cabin.

TRACT 5: 21.0 Acres 15.3 Acres water (estimated) – 6 acres wooded. 734' lake frontage, 734' frontage on CR 775 E. Nice building sites and primitive campsites.

TRACT 6: 90.5 Acres 67.8 Acres water (estimated) – 3,700' lake frontage, 200' frontage on CR 775 E. Partially wooded – nice building site.