

Mudde Creek Farms

96 Acres

FEATURES

HOME

2,757 square feet per appraiser

Built 1971 per App. Dist.

Re-modeled in 2008

3 bed 2 bath

One story, split plan

Vaulted ceiling with beams in living room

Brick wood-burning fireplace

Built in bookshelves in living room

Plant window above sinks in kitchen

Smooth cook-top

Two drawer dishwasher

Reverse osmosis filter system

Walk in pantry

Master has brick wall, two walk-in closets with built-in drawers

Second bath is shower only, with bidet, Hollywood

Lots of storage throughout home

Concrete patio with pergola

Security system

Wired for cable and satellite

36KW gen set with two 500 gal propane tanks

Two heat pumps for heating and cooling [2006]

Each with electronic air filter

Propane back up for emergency heating

Tankless water heater

Water softener (2008)

New Pella doors in study

Gun closet

Two-car attached garage with door opener

Brick & wood Exterior brick re-done in 2008

Composition roof re-done in 2004

Long front porch

Solar powered roof vents

Sited on hill-top for impressive vistas over Caney Creek

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OTHER IMPROVEMENTS

One-car garage (15x22) detached with man door and roll up door

Workshop attached to back of garage.

Gazebo

Large equipment building (60x30) with red clay floor New roof 3/12

3-bay tractor barn on a slab

Barnmaster barn 3 stalls, 2 storage stalls & tack room. Footings for extension

Gate at road with electric opener

Driveway partially paved

LAND

96.01 acres

Rolling terrain

Improved pastures

Scattered hardwoods

28± acre producing hayfield

38+ acre wooded tract adjoining Caney Creek

Sandy soil in pastures, well drained, good for horses

Two wells

Well for home new in 2009

Water filtration system

2 septic systems, both conventional

200x90 riding platform in pasture

Unrestricted

Ag and Timber Exemptions in place