

PROPERTY DETAILS

30 X 60 METAL BUILDING

- 200 AMP ON SEPARATE METER
- INSULATED
- HAS ABILITY TO BE EXTENDED
- PLUMBED FOR BATHROOM (JUST WOULD NEED A SEPTIC)
- SHELVES
- ATTIC
- TWO ROLL UP DOORS
- ENCLOSED PORTION IS 30 X 30
- SELLER ESTIMATES POWER BILL TO BILL \$16 A MONTH

HOUSE

- 3 BEDROOMS
- 2 BATHS
- LARGE GREAT ROOM
- LARGE KITCHEN CUSTOM DESIGNED FOR DINING ROOM TABLE
- PROPANE HOTWATER HEATER
- NEW RHEEM HEAT AND AIR
- FULL UNFINISHED BASEMENT – BASEMENT DESIGNED WITH 10 FT. CEILINGS FOR STORING LARGE BOAT OR FINISHING BASEMENT WITH DROP CEILING.
- TWO CAR GARAGE
- 1 CAR MAIN LEVEL GARAGE
- FULL BRICK WITH SOME VINYL
- SELLER ESTIMATES POWER BILL TO BE 150 A MONTH.
- STAND ALONE FIREPLACE PROPANE GAS. SELLER HAS BUILT A HEADER IN THE WALL TO CONTRUCTION OF A REAL WOOD BURNING FIREPLACE.

PROPERTY

- ESTIMATED 12+/- ACRES
- WELL WATER AVAILABLE ON THE PROPERTY
- DRIVEWAY AND ADDITIONAL SEPTIC TANK FOR A SECOND HOME
- SEVERAL HUNDRED FEET ON CO RD 33
- SEVERAL HUNDRED FEET ON ANGEL WAY
- POOL HOUSE CONVERTED TO STORAGE BUILDING – PLUMBED FOR BATH – POOL REMOVED
- FRUIT TREES: PECAN TREES, PLUM TREES, AND APPLE TREES. CATAWBA WORM TREE, PRODUCES FISHING WORMS.

EQUIPMENT AVAILABLE FOR SALE SEPARATE FROM THE HOUSE

- 4X4 KUBOTA MX500 WITH BUCKET
FENCE POST DIGGER, BUSH HOGS, PLOW, DISC, ROCK RAKER AND ETC.
- 1973 CHEVY C60 DUMP TRUCK
- JOHN DEERE Z820A
- 22 FT. TRAILER
- WELDERS
- ETC.