

Things you may want to know about this house.....

Exterior:

Metal Roof - Galvalum Standing Seam with  
Ice and water shield underlay  
Full gutters to water-collection cistern can be used for lawn &  
garden irrigation

Attic/Air-Conditioning/Heating/Electrical:

Open-Cell Spray Foam Insulation  
3 1/2 ton electric heat pump system  
A/C with Honeywell media filter  
Metal Air-Conditioning Ducts  
Electric fresh air return to wood burning stove  
Copper wire through-out house  
Serge protector at electric pole to house  
PEX piping

Interior:

Wired for security system  
18 inch tile laid on diagonal in living spaces and bathrooms  
Carpet in bedrooms and closets

Office nook with granite desk-top, built-ins and french doors  
Crown molding in foyer

Den wired for surround sound  
Vaulted ceiling with ceiling beams  
Curved chopped-stone wall behind wood-burning stove  
Hearthstone enamel wood-burning stove  
Recessed lighting

Crown molding in Kitchen and Dining Rooms  
Brass foot-rail at bar  
Granite counter tops with diagonal tile back splash in kitchen and pantry  
Stainless steel Kitchen-Aid Appliances  
Under and over cabinet lighting  
2 glass front cabinets in kitchen and 1 in pantry  
Easy access kitchen drawers and pull-out spice rack

1280 County Road 331

Utility with sink, in-wall ironing board and Whirlpool Washer/Dryer  
Water heater in utility room instead of attic for easy access

Master bedroom with crown molding and tray ceiling

Master bathroom with roll-in shower

Master Closet with build-in chest-of drawers and pull-down clothes rack

Master Closet rolling island with top ideal for folding clothes

Guest bed room with Murphy Bed that converts to desk (can be removed  
by seller at buyers discretion)

Back porch with faux wood porcelain tile flooring

Other:

Tractor Shed made of lumber recycled from Lincoln Train Station

Two Car Carport with workshop

Garden House

Recessed above-ground Doughboy pool - 18x34 - with covered 12x24' deck

Pool/Guest/Hobby house (contains bath and kitchenette)

See Back

Things you may want to know about this property.....

128.765 private acres in rectangular shape. Survey markers are in place from previous survey. A heavy duty solar sliding gate allows controlled entrance.

The property currently has Ag exemption and can be easily converted to wild life exemption. The property is fenced and cross-fenced and has a cattle pen. The mixture of mesquite, oak and cedar trees as well as open and wooded areas make the property excellent for agricultural, recreational and wildlife habitat use. There are 5 ponds, including an artesian spring, on the property. The wooded area has miles of foot and ATV trails. A unique decorative bridge crosses a wet weather creek in the back. The abundance of wild life includes deer, turkey, hogs, bob cats, coyote, fox as well as a wide variety of birds

The house sits on cleared hill site in center of the property. A second hilltop view on the property is an ideal site for a second home.