

DESCRIPTION OF EISBERG FARM HOME

Current date: YEAR 2020

1. This fully renovated 1850s farm home is thoroughly modern, gutted down to the studs and remodeled to 21st century standards with an open floor plan and everything new. All renovations honor the charm of the home's history while enhancing its views of the surrounding farmland. Includes the original parchment of the land grant transfer signed by President Buchanan in the year 1840
2. Open concept living area with kitchen, dining, and living room open to a lovely two-story bay window
3. An FAA-registered (MO 36) 2,100-foot grass airstrip with a hangar for your airplane.
4. High speed Fiber optic internet, with 1 Gig service allowing ultimate both 1 Gig download and 1Gig upload speeds as well as streaming speeds and the same TV channels as on cable but via Fiber optic.
5. All New plumbing with state-of-the-art water filtration for delicious well water and no water bill!
6. All new electric service with 12/2 wiring and surge protectors for devices
7. New central heating and air conditioning, with choice of using the high efficiency propane furnace or a unique underground wood system (see details below)
8. New drywall and soft color paint throughout
9. \$30,000 worth of Solar panels installed on the airplane hangar result in \$5 per month electricity bill during the height of summer (with AC running 24/7)
10. 1,000 gallon propane tank. Typical annual propane bills range from \$500 to \$600 per year for both heating and cooking
11. Well water system for the house and farm with the outdoor wood stove and the solar panels allow the owner a choice to design a plan to "get off the grid" if they so desired. Or, continue on the grid, while providing solar electricity back to the electric company
12. Kitchen features granite countertops with a large island, five-burner gas stove and oven, stainless recessed refrigerator, deep double stainless sink with $\frac{3}{4}$ Hp motor super quiet garbage disposal, dishwasher, pantry with laundry room and more
13. Dry basement with a fruit cellar (could be a wine cellar), and lots of storage space
14. New metal roof matching the roof style for the period of the 1850s
15. All new electricity with 12/2 wiring throughout. Dimmer switches everywhere, recessed lights, ceiling fans throughout, surge protection at appropriate places for the office, computers, stereos, TVs etc. Electricity is provided by both solar panels atop the farm airplane hangar and from the electric power company

16. House has two master bedrooms, one upstairs and one downstairs, each with their own large interior suite bathroom
17. First floor huge walk-in shower with marble tile from floor to ceiling and custom cabinetry
18. Second floor master bath has a large walk-in tiled shower. A clawfoot tub, offers the bather a private view to the grass runway and farm beyond. The master bath has double hand-painted ceramic sinks built into a white marble counter top, custom cabinetry and separate toilet room
19. Large walk-in closets both upstairs and downstairs

20. Outbuildings include machine shed, workshop, airplane hanger....etc.

21. Your choice of wood or propane heat: the outdoor wood furnace has an underground pipe that feeds 160 degree hot water to the main furnace in the basement of the house, via a radiator-type system sitting in the **plenum** of the furnace. The house has two thermostats - one for the wood furnace and one for the propane. The current owner is only using the propane furnace, thus the \$500 annual bill for propane use for heating and cooking. A large supply of dried firewood is included in the home price
22. Closed cell foam insulation of 4" on the sides and 6" in the ceiling. The technology of closed cell foam insulation is one of the most efficient types of insulation for both heating and cooling, filling any gaps and holes typical in older homes and providing additional strength to the already solid oak structure. High-quality house wrap was put on the house around the windows and all sides of the house prior to the new installation of James Hardie cement (looks exactly like wood) clapboard siding
23. Exposed beams throughout
24. Fun antique electrified brass lamp fixtures and chandeliers tastefully adorn the interior
25. Two full-size master bedrooms, each with its own en suite bath
26. Master bedroom upstairs is an open concept design with spacious area for bedroom, office suite and exercise room. The open space could easily be divided into more bedrooms if needed
27. Three walk-in closets, two downstairs, one upstairs. One closet has a gun safe that is bolted to a cement foundation
28. All original wood trim and doors: meticulously stripped and varnished, with barn door rails on closet doors. Wood trim around windows and doors is 5" whereas the baseboard is 7 ½", as is classic from the period of the 1800's.
29. Original porcelain door knobs and original 1850s metal exterior latches—fully restored and functional

30. The house has many outside decks and porches, including a huge (40 x 28) first floor deck of native wide plank old growth pecan wood from the farm. An 8 x 16 upper deck also of native wide plank old growth pecan. The north outside covered entry porch and deck is 16 x 8; the unique curved east front porch measures 17 x 8. All exterior decks have been treated to withstand weather for years.
31. There is a large back yard off the lower wood deck. It has two 150-year-old pecan trees that continue to produce delicious large soft shelled pecans plus two other 40-year-old pecan trees also in the back yard
32. The house has new landscaping with newly planted trees, shrubs, flowering trees and perennials.

OUT BUILDINGS ON PROPERTY AND OTHER FACETS

1. Large tree shaded dog pen 2700 sq. feet
2. A 170-year-old antique outhouse, used (only) for a great dog house
3. A 30 x 36 work shed with cement floor, and drive-through doors, with lights and work bench. Plus added room for storage of excess furniture or cars and trucks
4. A 50 x 62 airplane hangar with lots of storage space. The \$30,000 of solar panels are located on the roof, with the DC/AC converter located inside. A windsock sits atop the hangar.
5. A 38 x 65 machine shed has a cut-out for the wood furnace at one end. Only the door and front of the wood furnace is inside the machine shed. This allows the person feeding the wood furnace to stand inside the comfort of a dry building when putting the wood into the furnace, if one chooses to use that heating method. The furnace sits on a cement pad. It feeds 160 degree hot water through underground pipes going into the house furnace located in the basement. The current owner is using propane instead of wood. The propane bill for both heating and cooking when NO wood furnace is used runs around \$500 per year. This low cost is due to the closed cell foam insulation combined with the house wrap and James Hardie siding.
6. There are 5 large grain bins on the home property. Gas and electric dryers also are connected to the grain bins. The bins can be rented to the farm tenant. Or they can be used for storage of furniture and extra tools.
7. A 150-plus year old barn sits on the property south of the main house on the 214 acre tract. It features a custom 8 x 8 barn quilt with the design of a Piper Cub flying out of the barn loft. The barn is made of large oak timbers with wooden pegs as was typical in this historic barn type. It has been covered in metal to protect the wood underneath. It is a basic old style barn that is in good shape with a good hayloft, offering many possibilities.

OUT BUILDINGS ON PROPERTY AND OTHER FACTS—Prime Farmland 285 Acres Total

1. The 71-acre north property includes the 1850s house with outbuildings, grass strip airport, prime tillable crop land and a small timber land for hunting. Game includes: white tail deer, turkey, rabbits and squirrels
2. The 214-acre south property includes the 150-year-old old barn, prime tillable crop land, pecan grove and pasture-land, riverfront property for fishing and potential for duck hunting. The hunting includes: white tail deer, turkey, squirrels and duck hunting in addition to fishing for catfish in what is considered the county's best "fishing hole". Typical income from the pecan grove is \$5000 per year assuming the owner does all the work.
3. Average yields for the farm are:
4. The prime soil type on the land is Shannondale Loam, one of the state's most valuable soils for crops

EISBERG FARM AND HOUSE ACRES / TILLABLE / BUILDINGS / AIRPORT /PECAN GROVE/TIMBER

TOTAL FARM FOR SALE: 285 Acres +/-

- **NORTH TRACT WITH HOUSE, BUILDINGS AIRPORT: 71 Acres +/-**
- **SOUTH TRACT WITH BARN, PECAN GROVE, ETC.: 214 Acres +/-**

DETAILED BREAKOUT OF PROPERTY

TRACT NORTH OF RR TRACTS –HOME PLACE WITH HOUSE, BUILDINGS AND AIRPORT

- House & Buildings 4.4 Acres
- Grass Strip Airport 4.4 Acres
- Timber north tract 19.0 Acres
- Tillable (without airport) 43.2 Acres
- **TOTAL ACRES NORTH TRACT 71 Acres +/-**

Note: If include grass strip Airport returned to tillable cropland: 47.6 Tillable Acres

TRACT SOUTH OF RR TRACTS –PECAN GROVE, TIMBER & PASTURE, BARN, FISHING HOLE

- Peninsula Timber 2.6 Acres
- Pecan Grove Timber with Pasture 18.0 Acres
- Barn & grass 0.4 Acres
- Tillable Acres 193.0 Acres
- **TOTAL ACRES SOUTH TRACT 214 Acres +/-**

Total EISBERG FARM 285. Acres +/-

Total Tillable Acres 240.6 Acres +/- (includes airport)

Total Timber/Pecan/ Hunting 39.6 Acres +/-