

Features and Benefits
Land with Building for Sale
1520 Wildcat Bottom Road
Red Banks, MS. 38661
(Updated as of 8/5/21)

Welcome to your blissfully quiet, private sanctuary away from the daily rush of traffic and congestion but close to the conveniences of suburban life. Behind your entry gate, a tree-lined, fully canopied driveway leads to 80+/- acres of open pasture, pristine hardwoods and fern filled forests on a perfectly rectangular shaped section of land. A complete, picturesque and fully functional accessory/out building is in place and serves as a base of operations for all the activities you and your family enjoy. This magnificent private property is READY NOW for your family to enjoy as is or build your dream family homestead. You owe it to yourself to come fall in love with this unique and beautiful piece of land. The possibilities are endless while the opportunity to own it is not.

1. Capital improvements and infrastructure are 100% operational and already installed. Some specifics include:
 - a. Manually operated and lockable entry gate in place for privacy and security of your 80 acre parcel
 - b. Crushed stone driveway provides secure transit from paved roads to the accessory building
 - c. Grading and drainage pipes (where needed) are in place and effectively manage the flow of stormwater runoff
 - d. Underground electrical power from Holly Springs Utility Department connects electrical power to the accessory building via 225 Amp service disconnect
 - e. Well water with pump provides water to the accessory building and also includes a hydrant with garden hose connection near the well head. The well was installed when we bought the property and 2009 and has been trouble free since then. Two (2) shutoff valves to stop the flow of water to the building are located:
 - i. To the south of the well head via a 4 inch PVC sleeve and a 2 inch notched PVC 'tool' to turn the 90 degree ball valve
 - ii. In an irrigation control box adjacent to the low point drain bucket. The valve is a lever type quarter turn ball valve

- iii. NOTE: Closing either one of these valves will STOP the flow of well water to the building. Any leaks on the upstream side of these valves can be stopped by turning off the well pump circuit breaker.
 - f. Fully approved and recently in-service sewer treatment plant (including bubbler pump) with 500 gallon 3 chamber concrete tank is installed and operational with wastewater discharge at the tree line to the rear of the accessory building
 - g. Extensive network of groomed walking/hiking/mountain biking and/or power sports trails throughout the property
2. The 80+/- acres is located on the west side of a Marshall County maintained paved road named Wildcat Bottom in Red Banks, MS 38661. The property is conveniently located about 4-5 miles south of Hwy. 72 near the beginning of Hwy. 302 (Goodman Road). The property is near the end of Wildcat Bottom Road (where it ends due to the proximity of the Coldwater River). Of note, Wildcat Bottom Road is a dead end which eliminates through traffic, moderates and limits growth while adding to the serenity of the area.
3. Approximate dimensions of the rectangular shaped property are roughly 1/8th of a mile fronting on Wildcat Bottom Road with parallel sides of roughly 1/4th of a mile on either the north and south border with a 1/8th of a mile as the back border.
4. New commercial construction along the Hwy. 302, Hwy. 72 and I-269 corridors has been noted. Additionally, the recently completed Memphis Regional rail to truck transfer facility just off Hwy. 72 has increased commercial activity in the general area. This growth will bring jobs to those surrounding areas which are just a short drive from the property.
5. The accessory building was thoughtfully and efficiently designed as either a stand alone or an auxiliary building if a separate homestead were to be constructed.
- a. Custom specifications called for a wood frame, stick built structure on a concrete foundation. Design goals were simple, functional, classically timeless in appearance, and meticulously built with 2x6 construction, 30 year architectural shingles and a maintenance free exterior including double pane vinyl windows throughout.

- b. All interior AND exterior doors are fully insulated metal clad weatherproof with low height aluminum thresholds to minimize trip hazards for the occupants and ensure sound and thermal attenuation between interior areas.
 - c. White walls and trim throughout with natural wood accents for a clean updated look.
 - d. To further ensure energy efficiency and occupant comfort, all roll-up garage doors are steel-on-steel, insulated 27 gauge, 1 3/16" polystyrene foam (R value of 8.72) doors. Three of the four roll-up garage doors have electric openers including a commercial grade jack shaft opener on the largest RV bay door.
- 6. The main structure of the 3000 square foot accessory building was erected in 2009. Mike Reilly from Collierville, TN was the contractor responsible for initial construction of the building.
 - a. The placement of the building was positioned so an additional 24 foot by 36 foot wing could be added (mirror image) to the right side of the RV bay for additional space as necessary and if needed. Appropriate headers and framing members required for a potential addition were installed at the time of initial construction.
 - b. The massive 16 ½ inch deep glue laminated beams, 12 inch deep roof rafters, custom built scissor trusses over the RV bay and solid 3 ½ inch thick stair treads add to the industrial aesthetic throughout the building. Concrete footings were adjusted and extra concrete added to the foundation where point loads were high. Detailed engineering and close adherence to construction plans resulted in a rock solid building structure.
 - c. Fully drywalled walls with ¾ inch tongue and groove plywood wainscoting adds some warmth while adding a functional benefit of protecting the drywalled walls from damage when moving items inside the building.
 - d. An additional 12 foot by 24 foot garage was added to the back of the building in 2015 by Randy Webb of Desoto, MS who oversaw construction.
- 7. Building square footage breakdown:
 - a. TOTAL UNDER ROOF = **3170** (Both interior levels and front porch)
 - i. Ground Level = 2646
 - ii. Upstairs / Loft = 524

- b. TOTAL INTERIOR SPACE = **2978** (Under roof minus front porch)
- c. TOTAL CONDITIONED = **786** (Dedicated HVAC system)
- d. TOTAL PARTIALLY CONDITIONED = **1938** (HVAC + Adjunct areas)

8. The RV bay is the largest space in the building and is a cavernous 20 feet wide and 52 feet deep while tallying an impressive open 21 foot tall vaulted ceiling (using locally sourced scissor trusses). This unique space is easily capable of housing the largest of recreational vehicles, boats, machinery, equipment or even a private vehicle collection.

- a. The space is accessed via multiple doors including a 14 foot by 14 foot roll-up door at the front of the structure, an additional 9x9 foot roll-up door at the rear of the building and a half glass 3 foot man door accessible from the front porch. A set of 6 foot wide French doors separates the RV bay from the tractor bay and provides a thermal break between the main areas on the ground level.
- b. A fixed 3 foot by 3 foot window above both front and rear roll-up doors adds natural light to this impressive and multi-purpose space. Four huge 3 foot by 6 foot double hung windows line the length of the RV bay providing impressive natural light so even with your RV inside the building, you get plenty of natural light inside your coach/trailer/boat.
- c. The RV bay was designed for vehicle storage OR full use of your RV INSIDE the building with plenty of room to open all slide-out rooms.
- d. A FULL set of hookups including a dedicated 30/50 Amp electrical/shore power plug/connection, dedicated interior hose bib for full time water connection and a dedicated connection to the sewer treatment plant have been positioned near the rear of the RV bay.
- e. Interior lighting of the RV bay is provided by 2 banks of 4 fixtures with 4x4 foot T8 light fluorescent lights. You won't be wanting for additional overhead lighting in the RV bay.
- f. A 9 foot by 9 foot roll-up door at the back of the RV bay provides access to the back of the building and allows smaller vehicles to be brought in the back of the bay.
- g. The RV bay also hosts a kitchenette, with a single bowl Kraus stainless steel top mount kitchen sink (measuring 25 inches wide by 22 inches deep by 9 inches tall) with a pro style single handle sprayer pull down kitchen faucet. Dark walnut upper and lower

cabinets provide ample storage and are completed with a 68 inch long solid beech (butcher block) countertop. The kitchenette also has multiple outlets for various appliances, wall switches for a disposal outlet and under-cabinet lighting.

- h. The bathroom is accessible from the RV bay as is the tool room at the rear of the space.

9. The Tractor bay is the next largest space in the building measuring 24 feet deep by 36 feet wide and with extra height 10 foot high ceilings.

- a. Vehicle access to the space is through a roll-up garage door. Exterior rated double french doors from the tractor bay open into the main RV bay. A half glass man door at the front of the tractor bay opens to the front porch as well as providing the most direct access to the upstairs/loft area.
- b. The tractor bay is well lit with a combination of natural light provided by two single 3 foot by 5 foot double hung windows and 6 overhead fluorescent light fixtures (controlled by three different switches). Light filtering privacy blinds are installed on all front facing windows and exterior doors.
- c. The 18 foot wide by 9 foot tall roll-up door is fitted with a Liftmaster electric chaindoor opener.
- d. Massive glue laminated beams add structural support and visual interest to the ceiling in this space. All wall space trimmed with 36 inch high wood paneling to protect drywall.
- e. A stainless steel laundry/deep sink with drainboard and commercial style chrome faucets, finished with cedar trim makes for quick clean up after a hard days work outside.
- f. Complete laundry hook ups for hot/cold/drain and electric dryer located next to deep/laundry sink. A 4 inch dryer exhaust vent/ductwork is also in place and the dryer exhausts to the rear of the RV bay above the HVAC compressor. The area was designed to support a single combination washer/dryer OR a full size (30 inch wide) stacked washer and dryer.
- g. The primary entrance into the bathroom is from the tractor bay (and can also be entered from the RV bay if necessary).
- h. Wiring for a 240 volt shop appliance (air compressor, vehicle lift, welder, etc.) is already complete and is located in the corner by the bathroom entry door.

- i. Although this space does not have dedicated HVAC ductwork, a shop fan and dedicated dehumidifier provide significant relief in this area on the hottest of days.

10. The shop/tool room is 8 feet wide by 24 feet long and located behind the Tractor Bay.

- a. This space is provided with conditioned air from a dedicated 8 inch supply duct from the HVAC system. Additionally 2 ceiling fans with integrated light kits provide additional airflow if necessary.
- b. There are a total of 4 doors that provide for access to and through the Shop/tool room.
 - i. One leads to/from the Main/RV Bay
 - ii. One leads to/from the Tractor Bay
 - iii. One leads to outside the building
 - iv. One leads to/from the 12 foot by 24 foot add-on garage at the back of the building.
- c. The main circuit breaker panel and electrical disconnect are located in the Shop/tool room. The low voltage Structured Media Panel is also located in the same space directly across from the main electrical circuit breaker panel.

11. The upstairs air-conditioned loft is 24 feet wide by 21 feet long and has a nook under the front facing dormer.

- a. Extra high ceilings in this space (at 10 feet tall) add drama to this huge, bright and airy room with great views of the driveway, pastures and woods.
- b. A steel clad, exterior rated entry door (at the top of the staircase) isolates the loft from the rest of the building and provides a noise/thermal barrier for safety and privacy.
- c. An L- shaped staircase with transition landing and sturdy bannister leads to the sunny multi purpose loft featuring a vaulted ceiling, two lighted 54 inch ceiling fans and a single dormer nook with recessed light, perfect for a window seat.
- d. A double 3 foot by 5 foot window (with individual blinds) provides for amazing views of the pasture areas and an awesome vantage point when watching for wildlife.
- e. Solid oak, traditional $\frac{3}{4}$ x4 inch tongue/groove red oak hardwood flooring (stained dark walnut) warms the space. Extra deep matching window sills with custom milled trim stained to match the floor adds a dramatic touch.

- f. Four small doors provide access to storage and entry into attic areas for service and inspection (if needed). The largest access door provides access to the area above the main RV bay, with a catwalk/Sky Bridge for storage and closet use.
- g. The thermostat for the HVAC system is located on the east wall of the loft.
- h. The loft is pre-wired for a full 7.1 surround system connections. Additional info and details in the low voltage comments below.

12. The add-on/rear garage is 12 feet wide by 24 feet long. This garage was added in 2015.

- a. The roll-up garage door is 9 feet wide and 7 feet tall and is provided with it's own electric door opener.
- b. Fiberglass insulation was installed in this space to protect items stored from temperature extremes.
- c. Two LED ceiling mounted shop lights help keep this area well lit when working on projects convenient to the Shop/tool room
- d. A 3 foot by 5 foot window (complete with blinds) provides natural light and provides views of the 12 foot by 12 foot storage shed behind the building.
- e. The bubbler pump for the sewer treatment plant is located in this area.
- f. The HSUD electric meter socket is also located in this space.
- g. Plywood wainscoting and custom window trim completes the space and seamlessly matches the rest of the building.

13. A full bathroom is conveniently located on the ground level and shares a wall with both the RV bay and the Tractor bay. The bathroom is accessible from both spaces.

- a. Conditioned air is provided to the bathroom area. Two exterior venting exhaust ducts are installed for humidity and odor control.
- b. The bathroom is divided into two areas including a 36 inch wide free standing vanity and solid stone countertop with under mount rectangular sink and dark walnut cabinetry, matching mirror, brushed nickel faucet and finished with 3 light brushed nickel bath bar light. A white dual flush toilet finishes off the vanity area.
- c. The shower area includes a dressing space and new Aquatic professional series 36"x36"x72" 2-piece fiberglass shower with gelcoat surface finish and Delta faucet single handle shower head. Shower enclosure trimmed with water resistant cedar trim.

- d. Recessed lighting is provided in the bathing area. A dedicated electrical outlet for a space heater has also been installed in the dressing area for those chilly mornings and evenings.

14. The front porch is 8 feet wide by 24 feet long.

- a. Cedar wrapped posts provide an authentic barn look that are naturally insect and rot resistant.
- b. Children of all ages will delight in the porch mounted swing.
- c. Arched exit way from the porch provides yet another detail element on this meticulously crafted and impeccably maintained building.
- d. Porch ceiling wired for two ceiling fans with independent switching of fan speed and lighting control.
- e. End your day enjoying beautiful sunsets while sitting on your rocking chair compatible front porch.

15. Additional details about other features of the accessory building are included below (no particular order):

- a. Exterior siding and trim is mostly Hardie branded lap siding and trim with some rot-resistant cedar trim boards where needed. All smooth siding, soffit and board and batten are Hardie cement based trim products.
- b. The HVAC system was installed by Hensley Heating and Air Conditioning. The rough-in was completed in 2010 and the final installation and system start-up was completed in July 2021. A 2-ton (24,000 BTU) high-efficiency (14 SEER) Trane heat pump with 10kW of additional heat strips was recently activated. The HVAC system compressor is discreetly hidden outside of the back of the RV bay and adjacent to the add-on garage. This location provides some shade from the hot afternoon sun and minimizes noise intrusion for the occupants of the building. The air handler unit and supplemental heat strips are conveniently located on top of the bathroom area that preserves storage space and provides easy access for servicing (if required). Bottom line: The HVAC system is brand new.
- c. Under slab plumbing was PEX from a continuous spool with no/limited joints. In-wall plumbing is a combination of PEX, CPVC and galvanized (where pipes may be subject to freezing temperatures). Foundation/Rough-In Plumbing was done by Steve Herring Plumbing and finish plumbing (sinks, toilet and shower

connections) was completed by River City Plumbing in July of 2021.

- d. A Stiebel Eltron (made in Germany) Temptra 24B tankless water heater is installed near the back of the RV bay and adjacent to the bathroom space. The water heater was sized to satisfy the existing hot water requirements as well as provide additional hot water capacity for a potential upstairs bathroom if required. Stubbed plumbing to support an additional bathroom is available in the wall behind the shower control valve. The water heater was connected to electrical power and placed in service in July of 2021. Bottom line: The water heater is brand new. Tankless was chosen for it's energy efficiency and ability to support the demands of a large group of people without running out of hot water. Selectable hot water outlet temperature easily adjusts to seasonal variations in groundwater temperatures. Works great!!!
- e. Accessory building has exterior hose bibs (total of 2) on either side of the building. Additionally, there is another hose bib inside the RV bay that provides full water hookup to an RV, travel trailer parked in the RV bay. Lastly, the hydrant located by the wellhead provides a source of water to residents even if the water main to the building has been shut off.
- f. A custom designed and professionally installed plumbing low point water supply pipe drain system was installed to mitigate the risk of frozen water pipes in the building if the owner will not be utilizing the building during cold weather months. System operation is extremely simple and involves a few simple steps:
 - i. Turn off circuit breakers for the tankless water heater (marked in circuit breaker panel located in tool room).
 - ii. Close incoming water supply valve (quarter turn ball valve) in irrigation control box on side of accessory building.
 - iii. Open faucets inside building to bleed off water pressure in system.
 - iv. Open low point drain ball valve in round white bucket adjacent to irrigation control box on side of accessory building. (Most water trapped in pipes should empty into low point drain).
 - v. Open hose bib in RV bay and use compressed air to push any trapped water out of the piping and into the low point drain.
 - vi. Close all valves. Can leave faucet open.

- vii. Reverse the above steps to reinstate the flow of water once the building is returned to routine use.
- viii. **CAUTION:** Ensure the water is on inside the building **BEFORE** turning hot water heater circuit breakers **ON!**
- g. The accessory building has an extensive security/auxiliary lighting package that includes hi-intensity flood lights at every corner of the building. Floodlight controls as follows:
 - i. "FRONT FLOODS" are controlled by two (2) 3 -way switches just inside either of the front entry doors. These switches control eave-mounted weatherproof floodlight fixtures at the two front corners of the building.
 - ii. "BACK FLOODS" are controlled by two (2) 3-way switches located in the back of the RV bay (near the tankless water heater) and by the exterior door from the tool room. These switches control the eave-mounted weatherproof floodlights at the back of the RV bay and the wall-mounted weather proof floodlights outside of the exterior tool room door.
 - iii. "WAY BACK FLOODS" are controlled by a single switch inside the rear single bay garage access door. These switches control two (2) sets of eave-mounted floodlights at the back of the single/add-on garage.
- h. A complete low voltage wiring package is also included. Some additional details:
 - i. A Leviton 14 inch by 28 structured wiring enclosure is mounted in the tool room across from the main electrical circuit breaker panel. A full length metal panel cover is attached using 4 screws.
 - ii. Cat 5e Ethernet cable is 'home-run' from the low voltage enclosure to various points throughout the building. Cat 5e cable is used in a variety of low voltage cabling requirements. Additionally, RG-6 quad shield CATV wiring is also home run throughout the building for video switching and distribution requirements.
 - iii. 1 ½ inch gray underground conduit has been installed from the power pole behind the accessory building to the electrical meter socket located towards the rear of the add-on garage. A pull string/rope was also installed to facilitate the routing of wire/cabling from the power pole location to the inside of the accessory building.

- iv. Lastly, the loft area is also wired for full 7.1 surround sound speaker connections. Wall boxes are already installed and speaker wire has been routed to each speaker channel. Terminated speaker wire ends can be found in the loft storage areas near the HVAC return duct.

16. A 12 foot by 12 foot wooden storage shed with shingled roof is also provided at the rear of the accessory building. Tucked out of the way and nestled in the tree line, the shed is the perfect place for storing yard equipment and combustible items that should not be stored inside the accessory building while protecting the items from the elements.