

1248 N State Hwy T  
Bois D'Arc, MO  
May 24, 2022 Rev P3

## House

- 4300+sq ft, 3+ car garage, attic storage, safe room in basement and in ground pool
- New roof in 2019
- New well pump and pressure tank in 2018
- Emergency generator junction box installed in 2018
- Wood cross fence power washed and stained in 2014
- ~100Megs High Speed Internet from dedicated on site tower - 2022 (Total Highspeed)
- Completely remodeled pool with custom stamped concrete decking, new plaster, plumbing and equipment in 2021
- New composite deck up stairs with custom timber support posts
  - New Black Aluminum railing
- Dusk to Dawn LED security lights
- Completely remodeled upstairs and downstairs
- Hardwood floors and tile throughout
- Propane Fireplace in Living Room
- LED Lighting and new ceiling fans with remotes throughout
- Custom Black Smith built stair railing
- Custom Black Smith built Property Entry Gate with Automatic Ghost Controls Solar Powered Opener
- Custom Kitchen with top of the line Jenn Air, KitchenAid and Thermador Appliances
  - Farm Sink with Glass Washer and touch faucet
  - Double Ovens, Warming Drawer, Dishwasher, Gas Stove Top
  - USB Outlets
  - Quartz Countertops
  - 42" Jenn Air Refrigerator
  - Prep Sink with touch faucet
  - Bar B Que Fridge adjacent to a door to the deck
- Custom Beverage Bar in Dining Room
  - Dedicated Sink and Dishwasher
  - Thermador Coffee Maker
  - 12" Beverage Fridge
  - Crushed Ice Machine
  - Chilled Still and Sparkling Water
  - Quartz Countertop
- Primary Suite with Fireplace and Individual Primary Bathrooms
  - Jetted Tub, Toilet, Walk In Shower, Large Custom Vanity and Lighted Make Up Mirror in one primary bath, all tiled and quartz countertops
  - Walk In Shower, Toilet, Custom Vanity and Additional Countertop with Custom Cabinetry in the other primary bath, all tiled and quartz countertops
  - New modular closet system with tiled floor
    - New stacked Washer and Dryer in Master closet
- Completely remodeled walk out basement
  - Kohler bathroom fixtures
  - Delta kitchen fixtures, Blanco sink and a new Haier refrigerator

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- Quartz countertops
  - Live edge on island harvested from a fallen tree on the farm
  - Top of the line waterproof LVT flooring in Vintage Oak
  - Custom roman shade window treatments
  - Wood Stove Insert in Downstairs Fireplace
- **Stocked Lake with boat dock (Large Mouth Bass and Crappie are prevalent)**
  - Primary and Secondary spillway to control the overflow during heavy rains
  - Extensive excavation work completed in 2019 to prevent road washout during periods of heavy rain
  - Engineered by Palmerton and Parrish, Inc.
  - Excavation and road build up by Young Excavation
- **40x100 Shop Building**
  - Dusk to Dawn LED security lights
  - Bathroom with shower and separate entrance
  - 40x60 concrete pad with propane heater (new in 2014) and drop curtain
  - 2 stalls and large work area in back with garage door entry with automatic opener and side door entry
  - Bud Box corral system and alley for working cattle efficiently and safely
- **Freshwater Spring with Spring house and Reservoir**
  - Supplies fresh spring water to cattle waterers
  - Set up in conjunction with the conservation dept for land preservation
  - Over 40,000 gallons daily
  - New pump system in 2019
- **3 Story Stone Dairy Barn**
  - Excellent condition
  - Separate cinder block building used for a large chicken coop but is multipurpose
  - Total Highspeed WiFi tower on Silo (discounted internet service)
  - ~100Megs High Speed Internet
  - Farm building supply surplus
- **Rental House**
  - Fantastic long term tenants willing to sign a longer lease
  - \$10,800 yearly income
  - New carpeting in 2019
  - Steel siding painted in 2015
  - New flue and firebox in chimney
  - Updated electrical

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- **Acreage**
  - Set up for a turnkey rotational grazing system
    - Each field has access to spring fed waterers
    - Fields are in great condition and improving with use of an intensive grazing program for six years
    - Each field is clearly marked and is fenced accordingly
  - Three access points to pastures
    - Directly from Highway T
    - From rental house drive
    - From main house drive
  - Preventative Systems Maintenance and Remodeling
    - Geo Enterprises
    - Ramsey Pump Service
    - Kings Pools
    - J&J Plumbing
    - Terminex
    - Kern Construction
    - Smith Fence and Lawn
    - Botanico Landscaping
    - Bill's Custom Woodwork (Cabinets)