

Additional Description

This property has many features including: Vinyl fencing on entry and front pasture. A paved driveway. It also has newer cross fencing on the exterior property line and holding pins in the pasture. There is a dog fence present on the property. Property is divided into nine pastures. The property backs up to government fencing so there will be no further development to obstruct the views. Hay field yields 80-100 large round bales of hay each year. Seller has contact to help with hay fields. They spend roughly \$1800 in fertilizer each year. Each bale of hay averages around \$10 per bale. New ATT septic system was installed in 2015 and repaired in 2023. Additional information in associated docs. Property also has water rights. Information in associated docs. Hay barn can easily be turned into an arena by adding footing and panel wall. Machine/loafing shed has working pens and calf squeeze. Additional Barn has 5 stalls w/turnouts that are 24x12 with concrete floors in most of the barn. Tack room inside the barn has AC, heat, and a drain. The Vet room inside the barn has Heat. Shop has a negotiable car lift. It is heated by a gas furnace, and has ½ kitchen with full cabinets for canning in the back. Also has additional RV storage w/RV plug. This area has a gravel ground. There is an additional ADU/Farm hand space including one bedroom and two bathrooms w/ tile countertops, gas range, SS refrigerator, gas hood, vinyl and laminate flooring and all new carpet installed in 2019. There is also a donkey shed, a functioning old school outhouse that is hooked up to the septic system, six bay lean to for storage and feeding. The house also includes a built in desk area with two custom cabinet spaces currently being used as a coffee and bar area. Mudroom/laundry area features a folding counter and drop down ironing board with an outlet and additional pantry space. This area is

also plumbed so you can easily add another half bath. There are also two electric water heaters. Outdoor kitchen space features metal cabinets, leather granite countertops, metal sink, its own hot water heater, a designated bbq space, ceiling fans, mister, and a gorgeous hot tub on the 60x12 patio. The property has two wells that produce eight GPM each.