

- Carrier 16 SEER Heat Pump All Electric System
- Humidifier
- Water Softener
- Grinder Pump for lower level plumbing only
- Sump Pump
- Battery back-up Sump Pump
- Sealed Burner Box fireplace with blower (wood)
- PTAC heat/cool unit for garage – insulated garage
- 50 Gallon Electric Water Heater
- Floor heat for two (2) upstairs bathrooms
- Polished slate backsplash in the kitchen
- Granite counter and bar top in the kitchen
- Paver sidewalk
- Maple wood floors – main level
- Hickory wood cabinets – kitchen
- Landscape with irrigation
- Raspberries/Blackberries/Blueberries/Strawberries Bushes
- Apple, Pear, Peach, Plum Trees
- Garden has pond water supply
- 800 Pecan trees – Lakota with Pawnee Pollinators
- 24 Acres/ 35' spacing (Drip irrigation – Deer Cages)
- 35 X 50 shop with one (1) main door and one (1) 12 X 12 roll up door
- Nine foot (9') Deep pond with dock
- Cattle Corral (All Metal) with a chute – All posts concreted in
- Perimeter fence around property
- 16 X 16 X 7 Chain link dog kennel
- Property completely terraced for drainage
- 750' setback off road to house
- All low E Pella Aluminum Clad Wood windows – main Level
- Full glass storm door – front door
- Fiberglass Marvin low E windows – basement
- Fiber Cement lap/shingle siding on house
- Stone veneer fireplace and front porch columns
- 30 year shingle roof
- MO 52 Hwy road frontage
- 4 1/2" Crown Molding on main level
- 5" base throughout house
- Bar stool and Chalk board in upstairs bedroom go with house
- Appliances in kitchen go with the house
- Washer and Dryer negotiable