

House -280 Blunt Rd. Decaturville, TN 38329 1720 Sq Ft- story and a half, covered front porch, enclosed back porch and covered east side porch.

New foundation complete w/reinforced concrete

New Electric complete inside steel EMT

New gas line (natural)

New Floor joists (2x10 fir) on 12" centers

New sub floor' higher quality T&G R-34

New studs all 2x6 excluding double 2x4=2x8

New roof sheathing and moisture barrier

New concrete board siding and trim (excludes east side)

New windows (Pella) vinyl

New plumbing all pex w/copper joints & fittings

New floors in every room

New custom stairway/landing to second floor (incomplete)

New heated shower floor 6'x8' walk-in shower with 2 shower heads

1 full bath with cast iron claw foot tub

1 quarter bath (toilet/sink)

4 year old outdoor wood furnace with baseboard hot water heat throughout, domestic hot water

AC unit installed in east wall and wired for upstairs 220 unit

Inspected & certified sewer system - in service

Public water (Scotts Hill district) - in service

Natural gas - in service

5 year old pole barn 36'x40' & 16'x60' shed - steel roof and all electric lights/plugs in EMT

10'x20' horse shed w/steel roof

Electric poles (Lexington Electric) across entire property

Gas line on 1700' of road frontage

21+ acres of rolling topography

8 acres improved pasture (Seeded & Limed)

13 of forest including over 100 marketable white oak trees

fenced and cross fenced w/live year round spring fed creek

1700' road frontage for future development requirements

2.5 acre - separate deed with address;

improved lot w/gravel drive, 75' well w/pump

New 16'x24' storage shed - steel roof

Newer septic system certified and inspected

Also has approximately 25 mature oak trees

Creekside Boarding Kennels LLC;

3 year old 12'x40' steel building w/concrete floor

New electric all in steel EMT

New water line w/hydrant

Building is fully insulated

11 dog kennels in/out

2 cat kennels

gravel parking area

Fenced exercise and training area

currently operating and in use

Heat and AC active