

Ranch Features

109 acres with 1800ft frontage on CR 318

Wildlife Exemption - active

Member of Simm's Creek WMA - 50,000 acres under management

Simm's Creek cuts through property (seasonal)

Fenced on 4 sides - some fences need repair.

2 other wet-weather creeks cross property

Tanks - 3 holding water

2 Wet Weather

Electrical power at 2 tanks

Wildlife viewing/photography blind

Structures: Cabin 3 bd 1.5 Bath + kitchen and porch (1470sft)
Workshop 60x30 Metal Building on slab (40ft covered)
Septic (x2) Cabin + 1000gal by workshop
Camps (2) Tents, Bathroom + outdoor Kitchen
Bush Pub - bar and seating
Small storage shed
Feeders + hunting blinds

Utilities: Electric - 2 poles with meters - potential alternate build site
Internet - Fiber (1 GBPS available)
Water - Strong well - approx 300ft depth

Easements Electric + Fiber

Glamping Business

- 2024 revenue - \$18k (more details available)
- Mostly weekend rentals - AirBnB
- Local turnover agent available