

*****Property Highlights*****

Main Home (60x112 with porches plus second story)

- Home with 6 bedrooms, 5 full baths, 1 half bath
- Cambria Quartz kitchen countertops, high end kitchen cabinets and stainless steel appliances, LVP Main level flooring
- Large family room with 90" TV, surround sound, wet bar, wine cooling center, beverage cooler, built in ice machine, bow area, gunsmith area, walk in vault with high end vault door, walk in hunting storage room with whole area ozone control
- 2 laundry rooms with high end machines, one with ozone water
- Utility room that houses the full in-floor heat units
- 2 high end boilers, central A/C, heat pump, propane backup furnace, on demand hot water tank for up to 8 bathrooms
- Master bedroom with walk in closet and dual sink bathroom
- High end shower panels with rain faucets in all full baths
- Large floor to ceiling stone gas fireplace in main living room
- All wood interior, mostly Michigan white tongue and groove cedar, as well as reclaimed oak, reclaimed metal, split log Beetle Kill (blue stain) tongue and groove
- 8 TVs
- 5 high end bedroom sets (2 king 3 queen)
- Custom black walnut slab rectangular table with 10 custom whiskey barrel swivel barstools with backrests
- All leather furniture
- Separate zone heat and A/C
- Indoor Video Archery Range and bow range
- 110' of wrap around porch with large sitting areas in both the front and rear of house

- Amish made poly outdoor furniture including a 6-person high top table with 6 matching chairs with footrests, 8 rockers, 2 side tables under the house covered porches
- Exterior stone wrapped columns, stamped concrete under the 3-sided porch
- Maintenance- free exterior and roof with cedar trim and cedar shutters
- Huge 45'x150' concrete pad/apron with RV hookup
- Custom pour in place curbing around multiple large professional landscaping areas, river rock mulch
- Garage and shop area attached to main home possesses 4 overhead doors, heating/cooling, shelving, toolboxes etc.
- Carwash setup in one bay with high end retractable vacuum, pressure washer station and hose reel
- Cabinet with cleaning/detailing supplies
- 10x10x10 Walk in cooler with winch system

*No Well-----water supplied by RRWA (Rathbun Regional Water Association)

*8-bedroom sand filter septic tank

*2-1000 gal in-ground propane tanks

Home is very well insulated with R-30 in walls of spray foam, and ceilings have R-70.

Outbuilding 60x64

- 6" concrete floor with full length center floor drain
- Large 6" concrete apron on 3 sides
- R-30 walls and R-70 ceiling
- 2- 8' ceiling fans
- Custom made Milwaukee tools shelf with steel work benches
- Refrigerator
- Stone and steel exterior finish with cedar accents

- High end insulation value overhead doors
- Custom bolt pins with all sizes of metric and English bolts, nuts, washers

**All custom shelving throughout stays

Other Exterior Features

- 3-acre man-made pond- max depth 38', average 24'-a lot of man-made structure in pond bottom. Some area goes into flooded timber to be able to hold certain fish species and wood ducks.
- 24'x24' covered pond pavilion with concrete floor and high-end composite deck and railing. 3 sides of pond have stone from 2' above water to 8' below water to help with weed and algae control.
- Under covered pond pavilion-Amish made poly bistro table with 4 matching high back swivel chairs, 4 matching Amish made poly chairs around rectangular stone propane fire table, and 2 poly Adirondack chairs on pond dock
- Lighted high end 70' heavy duty all aluminum flag pole with 18'x25' American flag internal lanyard, 7-yard concrete base, landscape around flagpole base with river rock mulch
- Large timber entryway at road with 18" square timbers from Colorado with full concrete foundation, steel banding and steel artwork- Can change the "Willow Sage Farms" sign, as that is easy to replace.
- Equipment storage yard with 18 loads of stone leveled with drainage
- 7 Redneck Blinds and 2 Rutted Up Blinds \$6,500 retail
- 2 Vail/CRUSH feeders (4,500 lb capacity) \$6,500 retail
- 2 Gravity Feeders
- 6 Water tubs
- 3 large man-made ponds- very deep lines with stone all the way and around the top by 10'
- Extensive switch grass in its 1st and 2nd year-most fields have a buffer zone of switch from 20-50' wide
- An extensive screening system in place for concealment in and out of stand/blind locations, also used to break up large fields for shorter line of site

- 14' tall screening along roadways and west neighbor- no issues with property line sitters, roads on south, east, and one small farm before road to west—no hunters
- Extensive timber stand improvement work including a burn regimen- working with forester and whitetail biologist
- Beautiful woods with a mass amount of cover
- Removal of invasives
- Abundant amount of white oak and black walnut trees throughout property
- Sizeable trail system with all season accessibility regardless of weather conditions
- Culverts, gravel, stone throughout
- Planted food plots are comprised of Enogen corn, soybeans, clover, alfalfa, pollinator mix, round-up ready sugar beets, as well as multiple varieties of brassicas and bulb mixes
- 25+ acres freshly planted RC Big Rock switch grass—all annual screening has perennials of RC Big Rock and Big Blue Stem
- Next year (2026), screening will be in year 2 and is expected to reach 10' tall and last the next 10 years if properly tended to.
- All fields were grid tested with over 200 soil test. The field/area had added amendments as needed, including zinc, boron, sulfur, magnesium, ag lime, and pell-lime.
- Adding the micronutrients was an extensive, time consuming, and very costly process.
- ALL soils on the farm have been amended and are the best they can be.
- A mix of ridges, valleys, and hardwoods open and thick with great cover-large areas of cedars have been trimmed for trails and bedding areas which serves for great thermal cover.
- Buck to doe ratio is currently 50:50. Currently have 14 deer that will exceed 150", 5 that will exceed 160", 2 that will exceed 170", 2 that will measure in the high 180's, and 1 that is expected to measure in the low to mid 190's.
- Several additional larger 5–7-year-old deer will move in when a little pressure starts.
- Extensive EHD preventatives/protections have been established. ALL ponds on property within a 2-mile radius have been amended and treated for short/long term prevention of holding midge flies that cause EHD with fresh new man made stone lined ponds and 8- 88 gal buried Grizzley water tanks that can be treated with mineral during the off season and for fresh water throughout the season.

- The goal is to keep deer out of any stagnant water and keep them continuing to drink fresh water. This process has dramatically helped to reduce EHD losses. We have also treated many neighboring ponds at my cost to help the overall herd in the area.
- Over a dozen scrape/rub posts have been installed with significant use.
- 30 TACTACAM Reveal Ultra cameras with lithium batteries and gen 2 solar panels that have strategically been placed in premier locations and are included with the sale.
- 7 lighted 4x4 BLOCK archery targets with roofs (20-80 yards)
- 6 portable lighted gun targets currently set up (50-100-150-200-300-400)
- Heavy-duty shooting bench for both left- and right-hand shooters