

Ivey Ranch details

Subject property

- 193 acres
- 5 ponds
- 2 wells
- electric gate entrance with security system
- cross-fenced
- all new roofs except one barn,
- windmill,
- 2 generators
- 2 propane tanks
- Holding pens & loading chute

Four homes on property

Main Home

- 3500 sq ft barndominium
- 4 bedrooms, three full baths, two half baths
- Steel beams
- Metal roof
- Spray foam insulation
- Walkable attic,
- 2 propane tanks
- Three-car garage with electronic openers & covered carport
- Upstairs game room w/bath
- Dual tankless water heaters
- Smokehouse
- Sensored lighting in all closets
- Generator
- Bertazzoni Italian gas stove,
- En-suite bath with claw foot tub

- Glass door knobs
- Chicken coop
- Hot tub
- Propane fireplace
- Garden area
- Electrolux Icon fridge
- Garbage disposal
- Aerobic septic system
- Dual HVAC systems
- A guest bedroom with its own bathroom
- Jack and Jill bath with own sinks
- Outdoor kitchen with grill, sink, drawers, propane burner, and tv mount

Brick Home (Currently a rental)

- 1100 Sq ft
- 3 bedrooms, one full bath, and one half bath
- Granite countertops
- Double pane windows
- New HVAC (2024)
- New dishwasher (2024)
- New stove (2024)
- New carpet (2023)
- Painted (2024)
- Aerobic septic system
- Metal roof (2022)
- Plumbing replaced 2025
- All electric

Mother in law house

- Metal roof
- Full bath
- Metal roof (2023)
- Window unit-AC

1985 Doublewide Mobile Home "Hunters' Cabin"

- Three bedrooms, two baths
- New paint (2018)
- New carpet (2018)
- Vinyl Flooring (2018)
- Double pane windows (2018)
- New HVAC (2024)
- Dishwasher (2021)
- Fridge conveys
- Couches, master bedroom set, and bunk beds may convey with sale

Barns

- 40 x 60 barn (2015)
- 40 x 50 barn (1960)
- 20 x30 barn dirt floor (1985)

Equipment available for purchase with the property

- 2012 Volvo backhoe purchased in 2021
- 2020/21 Kubota M5111HDC12 (SN-56162) enclosed cab, AC, radio & implements-tiller, auger, shredder, bucket, hay forks (purchased new 1/14/21)