

2055 CR 178 West -3 Creeks Ranch-
727.42 Acre Turnkey Operation

Ranch Features

- 642+/- High Fenced
- 85+/- Low fenced with Cowhouse Creek Frontage
- 2 Spring Fed Lakes
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- 7 Stall Horse Barn with Upstairs Living Quarters

Living Quarters

- Furnished 9000+ Square Foot 2 Story Home with Wrap around Porch and Wrap Around Balcony, Outdoor Covered Kitchen and Entertaining Area with Built in Fire Pit, Deer Processing Facility with Pull through deer cleaning station, 7 x 14 Walk in cooler, Kitchen and full bath with shower, 2 Car Garage with Attached screened in entertaining area.
- Foremans living Quarters – 3079 Sq. Ft.
- Furnished Guest House – 1000+ Sq. Ft.
- 7 Stall Horse Barn with with 2 10 ft. Lean to Furnished Upstairs Living Quarters -1200 Sq. Ft.

- The closet in the spare bedroom downstairs of the main house is steel reinforced making it a storm shelter.
- The hay pasture along the creek has a verbal lease for raising hay. Payment for the usage is in hay for the few horses and the few head of livestock that 3 Creek owns.
- There are 7 water wells. Approximately 500-600 Ft. Deep. There are six water wells on the main part of the ranch, and there is one across the road on the part that is not high fenced.
- They do have a set of plans for the house
- Deer on the property consist of Black Buck, Red Stag and White Tail
- There are 6 RV plug ins with Electric and Water. Two are at the guest house, two at the manager's house and two are at the main house.

Conveys with Sale

- 7 Deer Blinds, 6 Protein Feeders, 5 Corn Feeders, 4 Turkey Feeders.
- The two fuel tanks convey.

- Most furniture will convey.
- All bedroom sets convey except in the manager's house.
- All built in appliances convey.
- The air compressor in the barn
- All animals convey (excluding pets)

Does not Convey with Sale

- Ice maker in meat processing room, horse trailer and 4 wheelers

Negotiable Items

- All vehicles, flatbed trailer, freezer in garage, tractor, tractor tools and heavy equipment.

Foreman will consider staying on if requested