

HOME FEATURES LIST:

- TWO HOMES ON 10 ACRES
- 2,323 SQFT COUNTRY STYLE HOME BUILT IN 2022 (MAIN HOUSE)
- ROUGHLY 300 SQFT FULLY FUNCTIONAL TINY HOME, OR GUEST HOUSE/MOTHER IN-LAW QUARTERS OR RENTAL POTENTIAL, BUILT IN 2025
- 4 BEDROOMS, 2 BATHROOMS IN MAIN HOME, 1 BEDROOM, 1 BATHROOM IN SECOND HOME
- 10 ACRES, THREE SIDES FENCED, WITH FULL WATER AND **MINERAL RIGHTS**
- 3 STALL FULLY ENCLOSED HORSE BARN ON 1 ACRE FULLY FENCED IN HORSE RUN, WITH AN ATTACHED LEAN-TO SHED, THE HORSE AREA HAS ITS OWN WATER ACCESS NEXT TO THE HORSE BARN, IT ALSO HAS TWO GATES, ONE OF WHICH IS LARGE ENOUGH FOR VEHICLES TO ENTER
- TENTH OF AN ACRE FULLY STOCKED POND, STOCKED WITH BASS, CRAPPIE, PERCH AND CATFISH
- 5' X 20' CHICKEN COOP
- SEASONAL CREEK RUNS ALONG THE SOUTH PERIMETER OF PROPERTY
- 10' X 20' TOOL SHED
- 2, 6' X 3' SHEDS
- LARGE BACK PATIO EQUIPPED WITH OUTDOOR FANS AND HOTTUB 220 PLUG
- PARTIALLY FENCED, FULLY FUNCTIONING AND RAISED GARDEN AND OR FLOWER BED AREA
- 360 DEGREE VIDEO SURVEILLANCE INSTALLED WITH PERIMETER BREACH ALARM FOR AREA SECURITY, HELPS WITH KEEPING AN EYE ON PREDATOR ANIMALS OR DEER
- WELL HAS BEEN DUG, BUT NO PUMP INSTALLED, HOWEVER IT IS AN OPTION FOR EXTRA WATER NEEDS
- RURAL WATER, FIBER INTERNET, COOKSON ELECTRIC (CHEAPEST IN THE AREA) TRASH SERVICES, AND GOOD CELL COVERAGE (T-MOBILE AND OR VERIZON)
- TWO CAR ATTACHED GARAGE
- 20' X 25' X 9' METAL BARN/3RD CAR GARAGE OR TRACTOR AND OR ZERO TURN STORAGE, ETC. WHICH INCLUDES AN 10' X 8' GARAGE ROLLUP DOOR, REGULAR ENTRY DOOR AND WINDOW
- 5 ACRES OF THE PROPERTY IS CLEARED WITH GRASS AND LANDSCAPING, THE OTHER 5 ACRES ARE WOODED AND LOTS OF DEER DWELL THERE

MAIN HOME FEATURES:

- MODERN FINISHES AND UPGRADES
- PELLET STOVE FOR HEAT WITH ROCK FACING IN LIVING ROOM
- TILED BACK SPLASH IN KITCHEN
- ALMOST FULLY TILED FLOORING THROUGHOUT
- LARGE ABOVE GARAGE RECREATIONAL ROOM YOU COULD USE FOR STORAGE, HOME OFFICE OR FOURTH BEDROOM
- UNDER THE STAIRS TORNADO SHELTER AREA
- QUARTS COUNTERTOPS
- BUILT IN ELECTRIC FIREPLACE IN THE PRIMARY BEDROOM
- LARGE ANDERSON DUAL PANE ARGON GAS WINDOWS THROUGHOUT
- DINING, LIVING AND KITCHEN ALL TOGETHER IN AN OPEN FLOOR PLAN AREA, WITH LARGE WINDOWS FACING THE NORTH
- LANDSCAPED BACKYARD AND FORESTED AREA OF THE PROPERTY
- WOOD BEAMS ON CEILING
- SHIPLAP/DRYWALL WITH LARGE BASEBOARDS THROUGHOUT HOME
- STORAGE ACCESS AREAS IN THE ATTIC, WITH EASY ACCESS BY DOOR FROM THE RECREATIONAL ROOM
- SPRAY FOAM INSULATION
- EASY WATER CUTOFF FROM INSIDE THE HOME TO ALL EXTERIOR WATER SPICKETTS FOR THOSE COLD NIGHTS IN WINTER
- NICE LARGE FRONT COVERED PATIO
- 2,323 SQFT TOTAL LIVING SPACE INSIDE MAIN HOME, 4 BEDROOMS AND 2 FULL BATHROOMS, BUILT IN 2022
- CONCRETE SLAB FOUNDATION
- GUTTERS WITH GUTTER GUARDS TO KEEP LEAVES AND DEBRI OUT AND SURROUNDS HOME
- CLASS 4 METAL IMPACT ROOF, WITH AN AVERAGE 80 YEAR LIFE SPAN (LOWERS INSURANCE COSTS AND IS BEST FOR HIGH WIND AREAS)
- HEAVY WOOD INSULATED GARAGE ROLLUP DOOR WITH REMOTE GARAGE DOOR OPENER
- NEST INTERNET ACCESS HOUSE CONTROLLED THERMOSTAT

- BUILT IN SPEAKERS IN BATHROOMS
- LARGE WALKTHROUGH PANTRY
- LARGE LAUNDRY ROOM WITH UTILITY CLOSET, WALL SHELVING AND CABINETRY FOR MORE STORAGE
- LARGE TILED SHOWER WITH FREE STANDING BATHTUB IN PRIMARY BATHROOM
- HIS AND HER WALK-IN CLOSETS INSIDE THE PRIMARY ROOM

TINY HOME FEATURES:

- FULL KITCHEN, BATHROOM, LIVING ROOM AND CLOSET/LAUNDRY ROOM
- STOVE, REFRIDERATOR, MICROWAVE, SINK, CEILING FAN, MINISPLIT FOR HEATING AND AIR CONDITIONING AND WASHER AND DRYER
- INSULATED, PLUMBED AND CONNECTED TO INTERNET, WATER, ELECTRIC AND SEPTIC
- LVP FLOORING THROUGHOUT
- NO DRYWALL USED, MAKES IT EASY FOR MOVING
- ROUGHLY 300 SQFT
- BUILT IN 2025
- \$500.00 A MONTH INCOME POTENTIAL FROM RENTERS, USE THE INCOME TO OFFSET A POTENTIAL MORTGAGE, OR JUST EXTRA SPENDING MONEY
- OR USE AS GUEST HOUSE, MOTHER IN-LAW QUARTERS OR ADULT CHILDREN
- TINY HOUSE HAS ITS OWN INDEPENDENT DRIVEWAY AND PARKING AREA
- OR CAN BE SOLD AND MOVED OFF OF PROPERTY, EST. CURRENT VALUE OF \$35,000.00 (\$115.00 A SQFT)

MAKE THIS 10 ACRE HORSE, GOAT OR CHICKEN RANCH YOURS TODAY. BUY TWO HOMES FOR THE PRICE OF ONE. TOTAL LIVING SPACE 2,600 SQFT, 5 BEDROOMS, 3 FULL BATHROOMS, 3 CAR GARAGE, VOLUMINOUS OUT BUILDINGS AND 1 ACRE HORSE RUN AREA, WITH THREE STALL HORSE BARN AND HORSE LEAN-TO