

Description of Property and Improvements

4165 Highway 82
Elgin, AZ 85611

20 acres total, 5 acres fenced

1,800 SF home built in 1997 (3 bedroom, 2 full bath), three sheds, one out building

Property purchased in 2008 (2nd owner)

The owners traveled back and forth from Illinois to Arizona and moved-in permanently in 2011

Improvements made to the property:

2010

- Bedrooms, hallway, and hallway bath painted
- Singled roof was replaced with metal roof. Solar panels were removed from roof and installed on south side

2011

- Outbuilding was installed – building is 36' wide x 60' long – 3 oversized overhead doors, skylights
- Corral was built
 - There are 4 separate stalls with gates that close

2012

- Batteries were replaced in battery house for solar panels

2013

- Replaced water pump in pump house (there is a new spare pump in pump house)
- Replaced vanity in hallway bathroom – granite top and backsplash

2014

- Replaced shingles roof on battery and inverter sheds with metal roofs

2015

- Painted exterior of house, all outside sheds and propane tank
- Installed water system for batteries in battery house
- Had Kohler generator checked and inspected
- Solar panels were all tested and 2 additional panels were added. All panels were rewired and wires insulated from sun exposure
- Inverter was moved from battery house to shed next to it