

Property Amenities:

Main house has spray foam insulation.

There is a flex room in the main house- located in the master bathroom- that is fully foam insulated

Pool is fully fenced with locking gates.

Pool equipment was just serviced. Polaris pool cleaner was just rebuilt. New DE Filters.

There is a wet bathroom located by poolside.

Guest house was built in 2013 sqft 1270- 2BD/2BA. Guest house will convey couch, Queen bed, bunk beds, full pull out trundle bed, washer/dryer, fridge. Custom cabinets, custom Entertainment center with LCD TV and DVD, Stained concrete flooring.

Insulated shop with 2 double roll up doors- 30x40 (1215 sqft)

3.5 acre tank stocked with bass, catfish and crappie.

Tree line at the back of the property with seasonal creek.

Deer on property.

29.964 acres that is fully fenced and has 2 additional tanks.

Property has cattle chutes and cattle pins.

Land can be used for hay, cattle, horses. Currently being leased for cattle- option for continued cattle lease.