

INFO FOR 106 ACRES 4456 RT 132

AGE	DESCRIPTION	TYPE	FUNCTIONAL	CONVEYS WITH HOME
2 YRS	ROOF		Y	Y
8 YRS	FURNACE/HEAT PUMP	ELECTRIC/PROPANE BACK UP	Y	Y
8 YEARS	CENTRAL A/C		Y	Y
4YRS AND 2 YRS	2 HOT WATER HEATERS	ELECTRIC	Y	Y
1 YEAR	SEPTIC PUMPED AND INSPECTED	LEECH FIELD	Y	Y
2 YRS	REFRIGERATORS	QTY-2	Y	Y
2 YRS	MICROWAVES	QTY-2	Y	Y
2 YRS	DISHWASHERS	QTY-2	Y	Y
10 AND 12 YRS	WASHERS	QTY-2	Y	Y
10 AND 12 YRS	DRYERS	QTY-2	Y	Y
15 YRS	HOT TUB		UNKNOWN	Y

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The second side of the home was built in the 1980's . This could be used as a mother-in-law area of could be rented out for extra income. Small original part of the house has a stone foundation. The rest is block.

Property info

The pond is 1 acre and about 10 feet deep. Stocked with Bass, Bluegill and Catfish.

The 16 acre parcel has been soil tested for a septic system. You could build an additional home on that parcel. Electric was brought in and available for that parcel.

There is a handshake sharecrop agreement with the farmer. 54.46 acres in crops. This could be expanded. Planted with corn currently. Depending on the market this year, the buyer would receive half of the profit which is around \$25,000.

The well is 40 feet deep and the owners have never run out of water. There is a deeded easement for the driveway that the neighbor must maintain 50% from their home to the road.

The sellers have been approached to solar farm the property. If this was approved it would bring in around \$90,000 a year and help with maintenance.

Sellers would prefer 45 days post-occupancy

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