***AMENITIES FOR PINERIDGE RANCH/5840 E 640 ROAD***

**HOUSE FEATURES**

*One Story Full Brick Ranch Home*

*Laminate Floors*

*Two Living Areas*

*Three Spacious Bedrooms/Two Full Baths*

*Freshly Painted Interior*

*Brand New HVAC System*

*Roof is 8 Years Old*

*Six Stall Carport/Garage*

**LAND FEATURES**

*617 Acres of Pasture/Trees*

*Mostly Fenced/Cross Fenced*

*Three Ponds, One Contains a Spring*

*Hunting Opportunities with Deer, Turkey and Other Wildlife Present*

*Mineral Rights Convey*

**PROPERTY STRUCTURES**

*New 40x80 Hay Barn*

*32x36 Workshop with Electricity, Water, Bathroom and Sink*

*2 Loafing Sheds*

*Mobile Home Used for Storage*

**OTHER FEATURES**

*Four Automatic Waterers with Thousands of Feet of Plumbed Water Lines*

*Fuel Tank*

*Two Feeders*

*Corrals, Squeeze Chute and Scales*

*Goat Pens with 6’ Goat Fencing Covering About 150 Acres*

**AREA/NEIGHBORHOOD**

*Quality Paved Road to Property*

*Gated Access to Property*