

85 Blackjack Mountain Rd

List of Improvements completed since being purchased in 2022

40 x 60, 2,400 Sq Foot Metal Barn – R&R Build & Design

- concrete slab with pull through bay
- 3 roll up doors with 14 ft clearance on remotes
- 3 pedestrian doors
- Full bath with shower, heater and on-demand hot water heater
- 500 gallon septic tank
- 50 amp service
- Security lighting, system and 24x7 monitored cameras
- Temp and humidity triggered exhaust fan
- LED lighting
- High speed internet

Infrastructure & Other Improvements

- Field wire fencing around entire property perimeter including 3 livestock gates and double gate at entrance
- Firebreak cut around entire property perimeter
- 36 in culvert in creek on east side
- 200 amp underground power service
- 450 foot well with water filtration system
- Grading for Barn parking / storage
- Prepared home site
- Driveway Roads: crush 'n run surface
- Multiple drainage culverts
- Retaining wall
- Cleared west (front) 15 acres to return to pasture
- Cleared east 20+ acres to return to pasture