

Main House, sprawling 3,100SF ranch;

- Mostly hardwood on main level and 4 mason fireplaces, window treatments throughout
- Walk out lower level with dry sauna and steam shower, and ½ bath, open rec area,
- 12 x 18 Master Suite carpeted, window treatments, his/her walk-in closets and 7 x 14 tiled bath with shower and jetted bathtub. Mason fireplace set up for gas or could be wood burning,
- Large 22 x 40 Gathering room, hardwood floors, wood burning mason fireplace,
- 22 x 15 Kitchen, hardwood floor and wood burning mason fireplace,
- Sunken 24 x 24 Great room, wood flooring, wood burning fireplace,
- 20 x 12 screened in front porch with panoramic views, all weather carpeted,
- 2<sup>nd</sup> bedroom, wood floor, 16 x 14 with bay window,
- 3<sup>rd</sup> bedroom, wood floor, 14 x 14,
- 6 x 8 kitchen ½ bath, hard wood floor, 8 x 8, vinyl floor laundry room, 5 x 8 hardwood office area, 5 x 8 walk-in pantry hardwood floor,
- Tiled entry foyer,

20 x 20 guest house with bedroom, sitting area, kitchenette, washer/dryer,

Stable #1 – 42 x 42, 7 stalls and tack room,

Stable #2 – 56 x 22 with 3 stalls and tack room,

3 acre stocked fishing/swimming lake with Gazebo and walk out dock,

Great perimeter and cross fencing with steel gates, hay and/or grazing income available,

24 x 19 well-lit equipment shed,

Back 60 acres;

- Creek with year round water most of the time,
- brushy deer bedding area and corridor,
- Elevated shooting house overlooking field ideal for large food plot.

Available;

- Furniture, kitchen utensils and linens available for turnkey at possession,
- John Deere 4320 Tractor and implements,
- Toro Groundmaster,
- 6 person Polaris side by side, and 4 ATV's