

## **FARM TRACTS**

Cash Rent: \$3200 annually

40 acres

21.87 acres tillable (per FSA)

Small pond

Gates & electric fence belong to tenant and are NOT included in the sale of the farm.

## **RESIDENTIAL TRACT INFO:**

4BR ranch home

All windows in original house 2007

House built 1959

Addition 1988

Furnace & AC 2013

Newer water softener

Older 100 amp electric

Whole house generator approx. 10yrs.

Well pump less than 10yrs – approx. 500ft deep

Many fruit trees

LR: 13 X 19 (w/ fireplace)

Kitchen/Family RM: 19 X 21

MBR: 10 X 12

BR 2: 9 X 12

BR 3: 9 X 12

BR 4: 9 X 11

Laundry: 6 X 9

(2) Bathrooms

Attached 2 car garage: 22 X 24

Deck: 11 X 14

Detached 2 car garage

\*Information herein deemed accurate, but not guaranteed. \*