

ACREAGE AUCTION NOVEMBER 17, 2007 -11:00

Phone: 660-258-7351 • 660-734-1762 • 660-375-1836



3%
BROKER
PARTICIPATION
IS AVAILABLE

This farm has a 3840 square foot home/garage with a high end finished living quarters and a four bay garage with large working area. The home features a large kitchen with custom built oak cabinets by Sigman and Stacy and a built in convection/conventional oven and a built in electric range. With all electric central heat and air, this home has beautiful tile flooring and Pella windows with built-in blinds throughout.

The large custom built wood burning fireplace has a thermostatically controlled system that can heat the entire home. The master bedroom and bath features a whirlpool tub and a walk-in closet. The second bedroom has its own full bath. The home is complimented by a utility room with a floor drain.

This is not your typical pole type building. While the home is of pole type construction, none of the poles or sill plates are at ground level. This building sets on top of a 32" concrete short wall which sets on top of 42" deep concrete footing. There is 5 1/2" of insulation in every wall and the ceiling. The building was constructed with a two foot overhang all the way around.

The attached 48 x 42 heated garage area has three bays with door openers and a fourth ten foot tall door with opener and plenty of working area. There is plenty of room in the garage area to finish a 3rd bedroom that would share the 2nd bathroom.

The horse barn is partially wired, but electricity has not been run to it. There are two working hydrants in the pasture. One not far from the house and one in the NW corner of the property.

This 44 acre country paradise is perimeter fenced and has two ponds and a two stall horse barn. Water is supplied by a good well and the home has a water softener. As is customary in this area, deer, turkey, and other wildlife are abundant on this property.



OPEN HOUSE

**Sunday, Nov., 4th 1:00 to 3:00 PM
AND
Friday, Nov. 16th 2:00 to 5:00 PM**