

## Amenities 240 Acres (listing #269)

480 sqft livable but unfinished house with 12x24 partially enclosed patio/outdoor kitchen

- Fully electric
- Compost toilet
- Full shower with hot and cold running water
- 30 gal hot water heater
- 12x12 bedroom
- 2 full sofas
- 1 recliner lounge chair
- 1 – 27 cuft refrigerator
- Small microwave
- BBQ grill
- 2 burner upright propane grill
- Serving dishes for 8
- Assorted pots and pans
- 9 drawer storage bins
- 1 area rug
- TV with stand
- 1 – 6 ft table
- 1 – 3x3 ft table
- 8 folding chairs
- 1 bunk beds with full bottom
- Assorted propane room heaters
- 1 ceiling fan
- Pressure tank and pump
- Assorted 25 gal propane tanks
- Loft area
- 1 standing lamp
- Window unit air conditioner/heater (220 v, new this summer)
- Camp fire site

12x20 prefab insulated bunk house cabin

- 2 bunk beds
- 1 lounge chair
- Wooden gun cabinet
- Window unit air conditioner

2750 gallon water system with water well access

- 2 – 550 gallon black tanks (one provides water for house)
- 1 – 550 gallon aluminum tank

- 1 – 1100 gallon black tank
- Assorted 50 gallon troughs
- Assorted valves and switches
- 1½ inch black polyurethane as piping system
- Water well access

#### Animal Management and Feeding System

- 1 – 900 lb All Seasons feeder
- 1 – 1100 lb Lamco trough feeder
- 1 – 600 lb spin feeder
- 1 – 4x8 2 man wooden blind
- 1 – 4x4 1 man wooden blind
- 1 – mineral block stand
- Year round protein and alfalfa feeding for whitetail and axis
- 14,414 feet of high fence (entire ranch)