

BULLET POINTS

20 Acre Horse, Hunting and established Walnut Planation

Location

4 miles Southeast of Home, Ks
4 miles Northwest of Winifred, Ks
12 miles Southeast of Marysville, Ks
12 miles North of Frankfort
50 miles North of Manhattan, Kansas

House 2100 sq ft ranch with full basement

Private well
Concrete drive in front of garage
Large concrete patio
Large covered concrete lanai in front of house
New pressure tank for well 4/20
New North Star Water Softener (own) 7/13
Beautiful view from every window
Lots of Anderson large double paned windows allowing lots of natural light
Cordless Levolor Shades
Brick exterior
Oversized 2 car garage with pull down steps for overhead storage
Insulated garage
Lots of Shelves in garage
Automatic door opener
Oversized downspouts
Newly painted doors & trim
Custom kitchen cabinets includes lazy susan, tray holder and pull out shelves
Custom kitchen cupboards that open in kitchen and breakfast nook
All kitchen appliances, washer & dryer stay
Large refrigerator with water and ice in door
3 sets of French doors
3 full bathrooms - 2 remodeled
Basement bathroom completely remodeled 4/20; new shower, tile, paint medicine cabinet, and stool
Swarovski crystal chandelier and wall sconce in dining room
Large free-standing Silent Flame wood burning stove
Attic exhaust fan
Box structure for ceiling fans in all 3 bedrooms
Anderson windows, double paned, double hung, removable lattice on windows throughout
Large shelved enclosed storage/storm area
Partially finished full size concrete basement w/bathroom, storage, 2 bonus rooms

used as bedrooms
500 gallon propane tank (own)
5,000 kw generator with wired in hookup- runs house and shed

Shed 28' x 32'

Concrete Apron pad outside
½ Bathroom
Wired for 220
Running water
Insulated
Automatic door opener
Cement floor
2 floor drains
Wash tub
Overhead storage with stairs
Large shelving storage area
wooden with metal covered built in work bench with storage under full length of shed

Morton Horse stable/run-in 36' x 48'

3 ft horse kick boards
Set up for 2 horse stalls with split stall doors and custom tie backs
Working cupola (to keep it cooler) w/anti wasp screen and weather vane
Walk through door
Anti bird nest building screens
Concrete footings on posts
Skylights
Rolling custom aluminum door EZ open 16x12
Large Run-in area
Gutters & down spouts

General Exterior

Very private setting
Wooden bridge (county maintained)
Mature tree lined gravel drive
Orchard
Pond
Private Well
Many mature shade trees which shade the house & yard -see attached list
Fruit Trees
Pecan Tree
Fenced horse pasture. Wooden fence across front- 3 ride thru gates (without dismounting)
Automatic Horse/Cattle waterer (20 head), no freeze, self cleaning, energy free
Shelterbelts

Walnut trees - Lumber Potential Income Investment

3 acres plus

1500 well maintained and established walnut trees- $\frac{2}{3}$ are trimmed to 12-16'

Planted in grid pattern for maximum growth & veneer quality

Underground electric wires/pole/transformer through walnut grove

Hunting Property

Excellent deer, turkey & quail hunting due to all the trees and being situated between a bedding area and food source.

Dog Pen 10'x 20'

poured concrete pen floor

6 ft high chain link fence with gate

Shaded all day

White shingled dog house matches shed