

## **Additional Property Information**

### **Store Shop and Improvements:**

- Soapstone countertops in the main barn area
- Vintage cabinet piece and built in cabinetry
- Built in display shelving
- Ceiling mounted receptacles for additional lighting
- Bathroom with marble sink and bidet
- Mechanical room with washer and dryer, utility sink, and mop sink
- Aquasana well filtration system
- Framed for a two bedroom loft apartment in the rear portion of the shop
- 20 x 20 pergola with adjacent patio area
- Large parking area suitable for multiple vehicles and heavy equipment
- Ghost Controls automatic gate system with solar power and keypad entry
- 1,000 gallon owned propane tank

### **Land and Livestock Features:**

- Large fenced dry lot corral with windbreaks
- 10 x 20 livestock shelter
- Heated automatic waterer on concrete pad
- Two designated pastures
- Frost free hydrant in main corral and additional hydrant near cabin

### **Additional Structures and Site Improvements:**

- 30 x 40 shop with rough plumbing stubbed into mechanical room
- Gravel roundabout and parking pad near cabin and secondary shop
- Additional fenced dry lot adjacent to shop and cabin

### **Cabin:**

- Includes dishwasher
- Bidet toilet
- On demand water heater