

### **House on 5.75 acres**

Approximately 1,000 sq ft with living room, 2 bedrooms, bathroom, washer and dryer connections, kitchen, electric stove, fridge, water well, septic, electric, phone, internet, cell phone service. House has potential for additions on north and/or east.

### **Barn**

Approximately 4,000 sq ft with hayloft, feeders, four overhead roll-up doors, insulated garage, tack room, 4 corrals, squeeze, loading ramp, 2 drinkers.

### **Items for sale at an extra price with property:**

- Tractor, Kioti 3054, 25 HP, 4-WD, loader, 3-point
- Backhoe attachment
- Mower attachment
- Post hole digger attachment
- Fence wire reel attachment
- Assorted tools: chainsaw, augers, shop lights
- Steel decks, 6'x12', 25 ft angle iron legs, 6' stairs, pipes
- Fencing materials
- Round feeders\
- Antique farm implements
- Corral panels
- Gates, 10'-16', steel pipe, Preifert, H&H