

# SAND CREEK FARM

## ([HTTP://LISTING.SANDCREEKFARM.NET/](http://listing.sandcreekfarm.net/))

### *Structures on the Farm*

Sand Creek Farm has many structures on the farm that can be utilized for personal use or for generation of income.

1 main brick home

2 farm stay cottages close to the middle of the farm

2 bunk houses on the side County Road that can either be additional farm stay cottages, employee housing, or rental units

Covered shed next to brick home

General Store, commercial kitchen, cheese aging room, extra room (used to be a milk tank room), room with a raised milking platform (used to be an in-line milking system – it has been removed), a storage room.

3 sided shed past the general store (photo to come later)

Small shed utilized as a tack room at this time (photo to come later)

(Note: more photos to come end of Aug, early Sept. when the staging of the farm is complete and the professional photographer has turned in their photos)



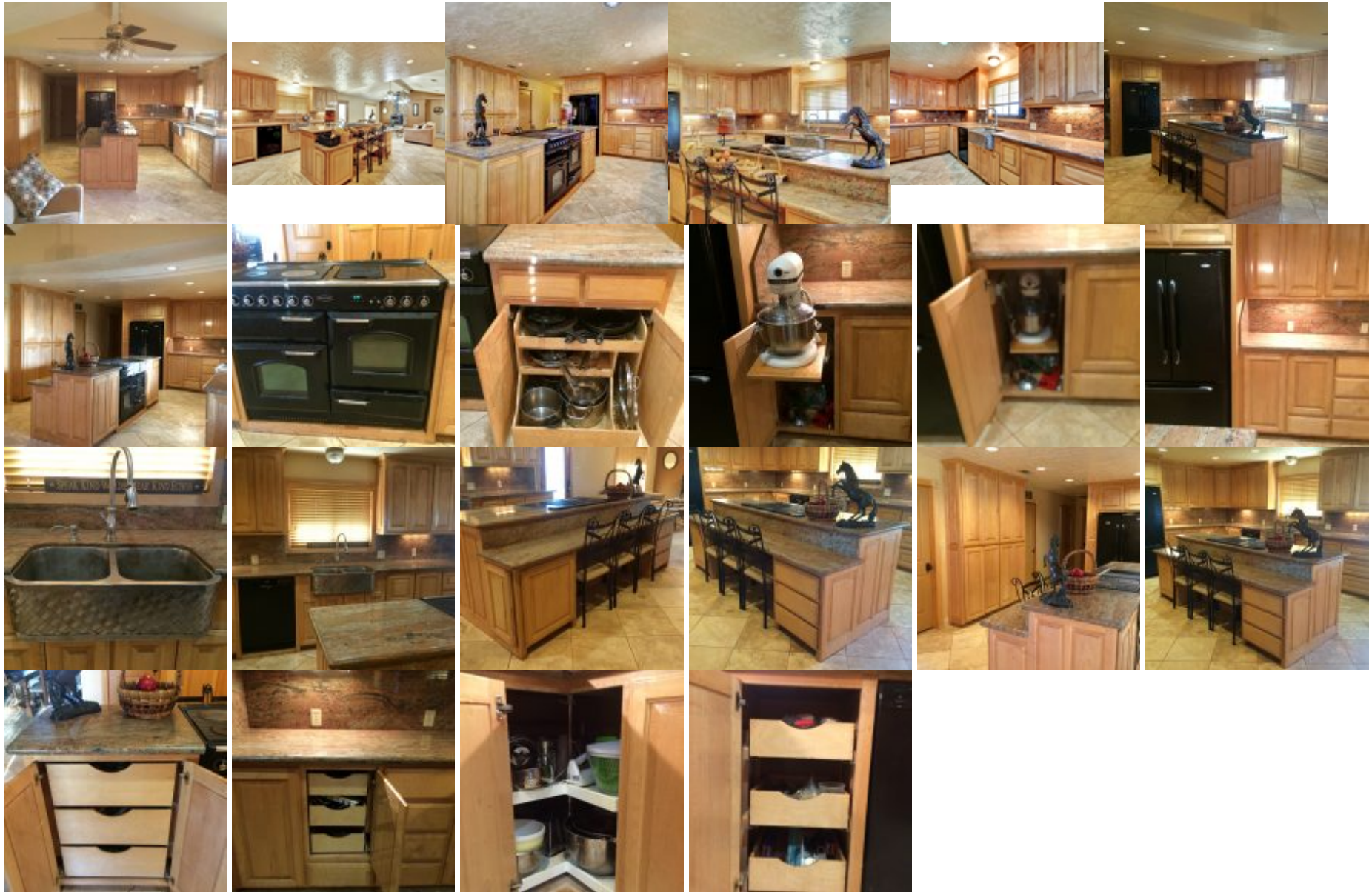
Main Home



Living area



Dining area



Kitchen, custom maple cabinetry, travertine flooring, granite counter and solid granite backsplash, custom stainless basket weave farm sink, european oven with 3 compartments and cast iron burners. The store also has a grill and a warming plate.





Master Bedroom, ~14×17 with large window for natural light. Double vanity in bathroom, granite countertops, extra large cultured marble shower, separate tub area with cultured marble surround, private toilet area with a pocket door. Large walk in master closet with sliding door.

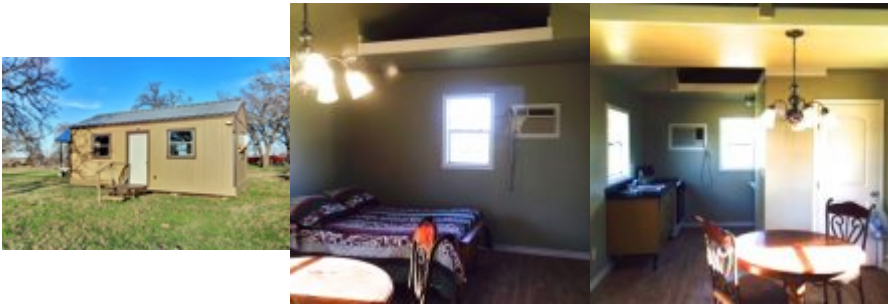


Bedroom #2 w/bath, 11×14 with a 5×5 walk in closet. Double sink vanity with granite countertops, separate toilet area with large tub/shower with glass sliding doors. Custom maple cabinetry.



Bedroom #3 w/bath 13 1/2 x 14 with 5×5 walk in closet. Double sink vanity with granite countertops, floor to ceiling custom maple cabinetry, separate toilet area with large shower and sliding glass doors.

Office / Laundry – photos to come later



Small Cottage, not much to see on outside but super cute on inside. This cottage was gutted down to the studs in 2015, redesigned and completely remodeled with a custom piece of furniture for the kitchenette w/granite countertops, gas stove, stainless sink, refrigerator, extra hand sink, large bathroom, piped with propane to turn the entire cottage into a small bakery if desired. This building would be very dressed up with a porch on 3 sides and shutters. This cottage and the Large cottage share a septic. Currently this is rented as a Farm Stay Cottage via Airbnb, Hipcamp, our website, [www.sandcreekfarm.net](http://www.sandcreekfarm.net), and other rental venues.



Large Cottage. Has a small bathroom that could use a different shower set up. Current shower is RV sized; we have a plan to put in a 42" shower pan w/new shower walls and move the toilet. The bid for this work came in at \$1500 plus material. This cottage and the Small cottage share a septic. Currently this is rented as a Farm Stay Cottage via Airbnb, Hipcamp, our website, [www.sandcreekfarm.net](http://www.sandcreekfarm.net), and other rental venues.



These 2 structures have been used as a Guy's Bunkhouse and a Girl's Bunkhouse in the past. Right now our Young Farmer lives in the Guy's side and the Girl's side is being rented as a Family Cottage on occasion when families come for classes, tours, or a cow milking experience.



Covered area next to brick home. It has a high tensile net wire around it to be a holding pen for animals if so desired. The back of the pen has a gate that leads into about a 1/4 acre pen, which then has 3 additional gates that lead into a larger pen, then the pen behind the little barn where we milked cows, or a gate to let them out into the alley way that runs the full length of the 120 acre part of the farm. The 120 acre part of the farm is divided into 5-30 acre sized pastures all accessed by this one long alley. It makes moving livestock rather simple.



General Store area has the office/store (air conditioned), commercial kitchen area (air conditioned), cheese aging room area (air conditioned), tank room area, milking room area, storage room. All attached milking equipment will be removed by Sept. 2nd. The commercial kitchen will remain active at this time but may not be operational at time of sale. These photos are just to give you an idea of the space and how we used it. Your imagination is your only limit with this square footage. It could be used as additional bed and breakfast space, as classroom space, as a workshop, a dance studio, rented for Family Reunions and more. The General Store is piped with propane for additional cooking. The commercial kitchen is piped with propane to the on-demand hot water heater. The commercial kitchen has water and electricity as well.

The milking area is plumbed with water for a washer and dryer as well as a hose bib. The milking area is also wired with electric. The tank room area is plumbed with water. All rooms have electric.



Packing shed & Walk-in vegetable cooler. This cooler has 2 compartments and 2 cooling units.



Big Red Barn with a workshop. The workshop has electric and water as well as a french drain in the floor. The barn is 104 x 75. The workshop is ~ 25 x 32. There is a pipe pen area under one side with 2 large pens both with gates to a larger holding pen outside. The pen on the backside of the farm also has a gate to allow livestock in and out behind the barn. The exterior pen has 3 gates – one to the front barnyard, one to the back barnyard, one to the 10 acre pasture in front of the barn. The fencing we have installed on the farm was with moving dairy cattle and horses around with easy.

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