**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)