

Additional Property Information for 8200 Enon School Rd

After much consideration the family has decided to list the property for sale.
You will certainly see why it held such a special place in their heart.

Property Highlights:

- ❖ Privacy
- ❖ Can plant a deer food plot and bow hunt. Deer are all over property during the night. Rubs and scrubs on the property.
- ❖ Can plant dove hunting field to shoot dove. When they plant the field across the street in peanuts, it helps with the dove population.
- ❖ In the fall, gather pecans with family and enjoy making things with them.
- ❖ 2-man tree stand on back property line will be left.
- ❖ Type of grass on the property: Pensacola Bahia, Cogon Grass, Centipede, Winter Rye Grass and others.

Exterior:

- ❖ 100ftx300ft lighted roping/riding pen with a 10ft return alley made of 2" 3/8 drill stem pipe and 5 fails of 1" sucker rod. Return alley leads livestock to a Priefert calf chute.
- ❖ East end of arena has no climb Red Brand horse fencing separating it from a 100x 240 livestock pen made from 2" 3/8 drill stem pipe.
- ❖ South end of the 100x240 livestock pen leads to 2 pens made of drill stem pipe and 1" sucker rod measuring in sizes of 70x60 and 60x30 with run-in shelters.
- ❖ Lights to arena has a separate power pole on north end of livestock pens.
- ❖ West side of roping pen is another 100x300 livestock pen with 2 gates between it and return alley of roping pen. This livestock pen also has a load out area to allow for loading cattle onto livestock trailer.
- ❖ All livestock pens are made of 2 3/8 drill stem with a top rail at 5ft tall.
- ❖ Several livestock gates allow for easy access on either side of pens.
- ❖ The soil on the property is perfect for horses.
- ❖ The roping/riding arena drains quickly allowing one to ride within a few hours of the summer rains here in the panhandle of Florida. There are miles of dirt roads within 2 miles of property that allows for long trail rides towards the Perdido River area.
- ❖ North of the livestock pens, there is about 20ft between pens and property line to allow for an alleyway for livestock to move from back of property to area under the pecan trees during the hot summer months.
- ❖ The light poles have hinges at the bottom to allow for lowering in the event the lights need to be changed out. Used is 2 3/8 pipe at 5ft tall to prevent horses and cattle from crossing them.

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Interior:

- ❖ Newly built home in 2020 w/ 2316 sqft, 3 Beds & 2 baths.
- ❖ Contemporary Kitchen
 - Overlooks the living room.
 - Showcases a gas cooktop, electric wall oven and stainless-steel appliances.
 - Perfect for the frequent entertainer.
 - Breakfast nook flows through to the back patio, convenient for families gathering for meals and play.
- ❖ Separate formal dining room sets a quietly sophisticated ambience.
- ❖ Unwind in front of the stone fireplace in the living room.
- ❖ Spacious, modern master suite features
 - Trey ceilings
 - A well-appointed dressing room/walk-in closet
 - Linen Closet
 - And relaxing master bath.
- ❖ Versatile Home Office doubles as an exercise room and provides plenty of space to work or study with ease.

Disclosures:

1. A licensed electrician installed electric from power pole to arena light poles, but since they have not been used in a few years, one might have a licensed electrician inspect electrical conduit as it enters light poles. Breaker is currently turned off on power pole supplying power to arena lights. There is also an outlet on this power pole that would need to be inspected since it has never been used.
2. Detached garage at old home site, will drip water if wind blows rain into wood stove roof vent. Wood stove has been removed along with pipe leading to existing roof vent.
3. Water will come under garage doors on detached garage at old house site, but not in a flooding scenario. After a good rain, you can see wet area next to bottom of garage doors.
4. Front fence extends just beyond property marker which I realized when new survey was performed for new house construction. The property marker was put in place as a result of the survey for house construction. This fence was in place when I purchased property. Since this fence was put in prior to road being widened and paved, I wonder if the calculation of front property line was thrown off due to road widening and paving.
5. Current power to Garage and water well behind garage runs from old house site. From old house site, power is buried to the Garage where an electric wire runs to pump house.
6. Water well provides water to several locations around old house site, but where the new house water line runs, the well water lines have been cut and capped. There is a water line from well, that runs behind pole barn to cedar tree line beside livestock pen. This line was cut as a result of phone company running new phone line to new house. This line was capped on well side.
7. Windmill has been removed, but the pvc pipe has been capped. This could have a well pump added to it for watering around outside of new house or livestock pens. The well pipe is northeast side of new house.
8. Older Home on the property can be removed and renovated.