**DOUBLE E RANCH**

**PROPERTY DETAILS**

* 69.56 Acres
* 2000+/- sq ft Home
* Ag Exemption

**Home Details**

* Construction Completed 2017

**Energy Efficiency**:

* 14 Seer A/C with larger air handler installed August 2020
* 40 gallon Water Heater installed 1-2-22
* Propane to Furnace, Water Heater and Cooktop
* R-38 Insulation in attic (Standard is R-30)
* R- Board on Exterior Walls
* Ceiling Fans
* Roof appx 6 years old (Shingles)

**Living Space:**

* Open Area Living Room, Dining Room and Kitchen
* Living Room – wood burning fire place, custom rock and mantle
* Dining Room – open to living room and kitchen, outside door to covered back wood deck
* Kitchen – custom cabinets, dishwasher, stove/range, refrigerator, R/O,
* 3 Bedrooms – Master Suite and 2 Guest Rooms
* 2 Bathrooms
* Master Bath with tub and separate shower, large closet
* 2nd Bath has entrance to adjoining bedroom for a 2nd suite, as well as an entrance for guests
* Utility Room
* Covered front porch with wood floor extending the full length of the house
* Covered Back Porch with wood floor

**Amenities:**

* The property has 2 water wells
* 1 well used for household use and outside watering,
* the other well is suitable for a windmill and its not being used, but has a submersible in it. This well has a 3000 gallon water storage tank
* 2 insulated well houses with electricity
* Large loafing shed w/corral and storage behind
* 40’ Sea Container for extra storage
* 1 RV space with sewer and electrical
* Property is fenced and cross fenced
* Hunting Blinds and Feeders

**Items to be left with property:**

* All interior furnishings
* Washer and Dryer
* 2 Refrigerators
* 1 Freezer
* 2 antique safes (depending on offer)
* Custom Smoker (depending on offer)
* John Deere D140 riding lawn mower
* 40’ Sea Container

**Not included in sale:**

* 2 Mounts
* Gun Rack
* 2 antique furniture pieces