

## Facts about the property

### Main House

We purchased two properties 8 years ago and combined them to equal the 39.6 acres that we now own.

- The property is very private and Stafford Lane connects below to Lover's Lane which passes Judge Ott's grazing pasture entrance and continues to our gate. Water is supplied by a well that had the pump replaced 5 months ago.
- The lower part of the property is on Crooked Creek. As you know this section of the creek is famous in the U.S. for being one of the best smallmouth bass fishing creeks/rivers when the water is flowing.
- The main house is approximately 1360 square feet. It is in good shape but needs some paint and love. This house has great potential and there is plenty of room to add on.
- The master bedroom is fairly large and will fit a king-size bed and a large couch.
- The master bath has a very large deep bathtub with a jacuzzi (no shower) and open linen shelving. A walk-in closet connects to the master bath.
- There is a small safe room underneath the master closet(4x6).
- The HVAC outside unit was replaced 1.5 years ago.
- There is a small full bathroom with a shower in a small office. The shower needs to be replaced and the bathroom needs a makeover.
- There really isn't a laundry room. The washer and dryer are in a closet across from the office in a hallway. I was going to put the washer and dryer in the garage because there is plenty of room and water connections/drain nearby in the kitchen.
- The floors are wood and in very good condition. The kitchen floor is tile and in decent shape.
- The kitchen is in good condition but dated and could be laid out better. There are many cabinets, an older electric oven, and a newer propane Electrolux (European) range with a convection oven, proofer, and food dryer. The kitchen also has its own small hot water heater underneath the house. The kitchen counters are laminate and need an upgrade. The refrigerator needs to be replaced. There is no dishwasher. I was going to redo the whole kitchen and do a food blog, but now I will pursue that in Ecuador.
- The 2-door garage is very large with a wall of cabinets, high ceilings, and a long workshop bench. Lighting needs some improvement and there are two windows on either side. I keep two freezers in the garage for backup frozen poultry.
- The main entrance to the house is thru a large deck in the rear of the house. The front deck is covered and is elevated overlooking the property, the parade of birds, and the awesome antique cabin.

- The central part of the property is beautiful with many 100-year-old oak trees. There are oaks and maples in the front and back yard and some pine, hickory, and misc. trees in the forest. A forest ranger supervisor came to our property in August of 2014 and said that the forest would be ready for some lumber to be harvested in seven years. We have never harvested our lumber. There are also many varieties of seasonal flowers and flowering bushes. The orchard has two pear trees, numerous Arkansas black apple trees, two peach trees, a few blackberry bushes, and several blueberry bushes.

### 1800s Cabin.

The two-story 1800s cabin was built with true hand-hewn 1800s logs. It is a classic 1800s Ozark cabin design. The cabin was built by the previous owner, Pastor Ramsey who created it for his wife. I suppose that's where the Lover's Lane part came from. There is a beautiful and well-built stone fireplace with a chimney above the roof line. There is also an antique working wood-burning stove with the same artistic stonework venting the stove outside. Upstairs is the bedroom with a full-size bed and two windows that light up the room during the day. There is a front entrance with a small covered deck big enough for three rocking chairs. On the opposite wall, is the back door. My plan was to add a fairly large bathroom and a decent-sized bedroom on that side of the cabin. Outside the back door of the cabin, is a water hydrant and an electric receptacle. There is a limited amount of electricity inside the cabin for lighting, but if the cabin is enlarged a new meter would need to be added. The outside of the cabin has many trees, flowers, and a fire pit. There is no kitchen in the 1800s cabin, but a simple small kitchen could be added. I would also add a split HVAC system for this cabin.

### Hunting Cabin

Down at the end of the road thru the Forrest, is where the hunting cabin is located, which is above Crooked Creek. Although it is possible to see some of the creek, it would be better to cut some of the trees down for a better view. Keep in mind that this is the steepest part of our property. The hunting cabin started out as a one-room D-log cabin. A rectangular section has been added on the creek side. This added an area for a medium-sized bathroom, a walk-in closet, a pantry, and a small room that was used for a baby. This addition is incomplete and needs the final layer of flooring, to finish the walls, electrical outlets, lighting, insulation, ceiling, and all bathroom fixtures. There is a small, but a very workable kitchen with cabinets, drawers, limited counter space, a sink, an electric range, and a medium size refrigerator. The kitchen is plumbed and working. I was going to install a composting toilet in the bathroom. All kitchen and shower/bathtub grey water flows outside thru a pipe onto a leaching area and would be absorbed into the ground. There is a small closet to the side of the kitchen that has hookups for a stacked washer and drier. Water is heated with an on-demand water heater plumbed in the closet. There is a Pex manifold in the closet that all hot water passes through. Pex can be run under the flooring thru the crawl space to the bathroom. There is a window air conditioner in this cabin which keeps it chilly.

### The Shop

The shop is adjacent to the garage and is about 30 ft. x 25 feet. It is a well-used shop with cement floors and two windows. There are peg boards everywhere for numerous tools. The main workbench is 16 ft. long, with storage shelves underneath. Also, there is plenty of bright light and

### RV Pad

Outside of the 1800s cabin is an RV Pad with space to park large RVs. Currently, this site has no electricity or water but could be trenched from the 1800s cabin to the RV pad. There would be no dumping of black tank water at this site.

### Month to month leased Rv

On the cabin road, past the RV pad in the woods is another RV that is leased out monthly for \$450 per month which includes utilities. This is a special situation that we control and should discuss in person.



### **High Tunnel**

The high tunnel is 96 ft. x 30 ft and is high arched with extra strength framing and arches. The side poles are buried in cement several feet deep and have survived many a high wind. The 6 mil poly covering on the tunnel will go one more season but should be replaced in the fall of 2023. The new poly has been purchased (\$750 delivered) for the tunnel and end caps are in the shop. The tunnel has raised beds with drip irrigation. There are also gutters on one side of the tunnel for rain catchment into a 3000-gallon black water storage tank which will operate with a submersible pump and long hose that can water the garden or high tunnel if water is scarce. I have lived here for almost nine years and have never really seen much of a drought. Water catchment tanks could also be attached to the house. The rich soil in the raised beds has been carefully enriched by Lori throughout each year. Only organic materials are used in our gardens and high tunnel. We make our compost with 2 parts chopped brown leaves to 1 part fresh mowed grass in several layers.

### **The Garden**

The garden is approximately 100 ft long. x 55 ft. wide and is also irrigated with drip tape. There is a hydrant in the garden. There is also a shack for tools and supplies in the garden

### **Chicken/Poultry Coops**

There are three poultry coops/pens Large, medium, and small. They are all watered with poultry waterers connected to a 250-gallon tote. The tote is filled with a water hose every 3-4 weeks. Currently, we have 3 dozen chickens, 6 baby chicks, 5 Peking ducks, 2 turkeys, and one goose which will be included with the property purchase. Each day, we let all of our poultry wander around the property to graze. We also feed them non-GMO poultry feed when available. The non-GMO feed can not be found in Marion county but can be purchased in Harrison at Quality Feeds.

### **Pig/Goat Pens**

There are two medium-sized animal pens that we originally used for Kuni pigs. Each pen has a separate gate and are fenced with hog wire. Each pen also has a habitat to protect the animals during wet and cold weather. There are grassy areas for grazing hogs or goats on each side of the pens. We used portable electric fencing for the grazing areas. This electric fencing is no longer available at our farm. The hogs/goats are watered with a hose from the main hydrant.

### **Dog Kennel**

There is a dog kennel attached to one side of the shop with an extra large dog house. It is fenced with a 5 ft. black chain link fence and has two gates.

In conclusion, I am looking forward to working with John and his family. Sorry, this is so detailed, but I figure that you need all of the info you can get about the property. I will write a list soon of several pieces of equipment that I will sell separately.

Thank you,

**Brian**