

Property Highlights

- 155 surveyed acres
- Fully renovated, like-new cabin
- The perfect turn-key hunt camp, small farm, homestead, or country residence
- Abundance of water with ponds, streams and springs
- +/- 20 acres are cleared for pasture
- Majority of property is native hardwood that has not been timbered.
- Prime location for trophy deer, bear, turkey, fox, rabbit, squirrels, and bobcat
- Easy drive to from Lewisburg, WSS, etc.

All mineral rights convey

New Survey

Cabin renovations in 2023/2024: Cabin truly taken down to studs and rebuilt.

- converted from 2-bedrooms to 3-bedrooms
- New metal roof
- New gutters (to be completed Feb/March of 2024)
- All new custom, double-pane, double hung windows. Screens included
- All new interior/exterior doors
- Exterior paint
- New Back porch
- Massive new front porch (can be stained/sealed in spring 2024)
- New central heating and air conditioning system
- New HVAC ductwork throughout house
- New well (approximately 420' deep)
- New water/well pump
- New whole-house water filtration system
- New septic system
- New electrical connection to house
- New 50-gallon water heater
- New insulation throughout
- New electrical wiring throughout
- New PEX plumbing throughout
- New interior wood plank walls and ceilings throughout (hand stained)

- Custom built in bench in mud room
- New flooring throughout (other than living room and kitchen with original heart pine flooring)
- New kitchen appliances (oven/range, microwave, dishwasher, refrigerator, copper sink, garbage disposal)
- New butcher block kitchen counters
- New kitchen cabinets and hardware
- New custom built-in butcher block dining table/bar
- Renovated bathroom with new shower, toilet and vanity (a washer and dryer could be added)
- New T20 Timberwolf Woodburning Stove and all exhaust equipment purchased and installed by Top Hat. Stove has the largest window available to be assured a great view of the flame and to help create the perfect ambiance.
- Sliding Barnwood doors to all bedrooms
- Custom built-in beds in two bedrooms
- Large gun safe
- Alarm - Ring camera system
- Fully furnished (all furnishings purchased in 2022/2023)

Property Renovations in 2023/2024:

- Property surveyed and property lines painted by Michael Brown Surveying
- extensive land work and fill around cabin to create a level, grassy yard
- All old structures on property removed
- Extensive cleanup of front property/fields
- Extensive cleanup and expansion of fields
- Four new food plots
- 3 established mineral licks
- 4 fixed two-person ladder stands
- 6 fixed one-person ladder stands
- 1 tripod stand
- 1 quad stand
- 4 custom deer feeders (bear proof)
- New metal storage shed
- New gravel driveway
- New front gate
- New, extensive trail system for your side x side and ATV's.