

## Features of the Property

### 24.96 Acres Pedley Valley Road

A – 20x12 Main cabin with wood burning stove and Pavlin propane lights. Built from kit. Kitchenette includes a sink and 3 way refrigerator. A propane line is piped in behind refrigerator. The line to hook up a bottle of propane is on the south side of cabin, about 5 feet out. All propane bottles woned and filled by seller as needed. There is also a flush toilet. The cabin has 4 foot sidewalks all the way around and a 20x10 patio off the front. There is a 3x8 storage shed off the north side of the cabin.

B – 20x16 garage. It houses a tractor, gator and chipper to be sold separately.

C – Dining 'Shabin' with toilet. Dine inside, away from the bugs. There is a 4 foot breezeway between this and the Equipment shed. Also has a 3x14 foot sidewalk between buildings.

D – Equipment shed. Houses the well and an 85 gal pressure tank with main (blue) valve. There is also a 7550 EXL rated watt general Generator that comes with the property. Generator is used to fill water tanks and any construction work you may have. Pressure tank info: Made by Pentair Water. Max operating pressure: 12'. On the east side there is another valve that opens water to building.

E – 500 gallon water tank. It has a valve on front to open and shut. When open it has enough pressure throughout the buildings for toilets and sink.

F – Hidden Deck and Shed – Travel down one of the little dirt trails and you come to the Hidden Deck. The deck is 17x12 and has a 7x7 shed for your patio furniture and picnic supplies. Oh, and maybe some sleds. From the Hidden Deck, you look out to the pond.

G – Pond. There is a lined pond waiting for you. It can fill with winter rains, or is set up to fill from the well.

Well – well was drilled 412 feet to obtain clear, cool water. Added upgraded pump and 85 gallon pressure tank to ensure first class set-up.

Two very small lots, owned by another party, cross Pedley Road.

Info Provided by Seller