

******Highest and Best NO CONTINGENCY Contract******

<u>Cost New</u>	<u>Selling for</u>	<u>Item</u>
\$27,500	\$20,000	2018 Kubota L3301 Diesel Tractor 33HP with bucket, brush hog, rear 3 point hitch - Stored under shelter
\$800	\$500	CountyLine Post hole Auger 12" diameter, 3 point hitch (used 3 times)
\$1700	\$750	Gas Craftsman Riding lawn mower T1600 (from Sears) 46" deck with grass bagger
\$2,000	\$900	Gas Craftsman Riding lawn mower T1600 (from Sears) 46" deck with 10 Cubic Feet dumping cart
\$100	\$50	Gas Push trim mower 21"
\$100	\$25	Gas Push trim mower 21"
\$100		Manual Push Mower
\$800	\$500	Heavy Duty Rear Tine Rototiller (only used twice)
	\$1,000	16' Bumper Pull Livestock Trailer - swing open rear door and front escape gate
\$600	\$300	Portable Milker
\$850	\$500	Manual Honey Seperator
	\$500	Bee Equipment - 8 and 10 frame
\$1,800	\$750	Stainless Steel Electric Chicken Plucker (ability to do Turkeys and Ducks)
\$1,000	\$450	Chest Freezer
\$250	\$100	36" Electric Circular Industrial Floor Drum Fan
		2 Free Standing stoves (in Summer Kitchen)
Total \$26,325		

Livestock

\$840	Limousine Hefer (3 ½ yo)
\$800	Longhorn Steer (from Registered Stock - 5yo)
\$500 each	2 Jersey Steers (3 ½ yo)
\$500	Jersey Hefer (3yo)
Total \$3,140	

Property

2 Stocked ponds with 2 covered fishing docks per pond with electricity

Ag Exemption

Solar Powered Entrance Gate with remotes

2 Fully Fenced Pastures

Multiple Barns and Buildings

Fruit and Nut Trees

Main House

4 sided Brick home

3 Br/ 2 Bath

New flooring June 2021

New Architectural Shingle roof May 2021

Fresh Interior Paint

New Plumbing May 2021

Large Appliances less than 5 years old

Tankless hot water heater less than 5 years old

washer/dryer stays

2nd House

4 sided Brick home

1 Br/ 2 bath

New flooring less than 4 years old

Freshly painted less than 4 years

New cupboards less than 4 years

Large Appliances less than 5 years

New plumbing May 2021 with all Peck pipes

Front loading, large capacity washer and dryer stays

New Metal Roof 2 years old

Tankless hot water heater less than 5 years old

20' X 30' attached deck with ramp

New AC unit less than 5 years old

3rd House

2 Story Hardie Board sided

2 Br/ 1 Bath with upstairs plumbing available for additional ½ bath

Attached second story deck with additional outside stairs

Freshly painted inside and outside

New peck plumbing May 2021

New metal roof 2 years old

Tankless hot water heater less than 5 years old

Large Block Building

30' X 40' (1,200SF) with 3 sided canopy (2,440SF) for total of 3,640 SF under roof

New architectural shingle roof May 2021

