



## Property Highlights

- 10 Acres – Fully fenced and cross-fenced
- 3 Bedroom / 2 Bath Farmhouse
- Additional 3 Bedroom / 2 Bath Mobile Home on the property (*needs some TLC*)
- 20x30 Shop/Barn with three walk-through doors
- Air-conditioned room addition in shop featuring:
  - Commercial-grade sink
  - 30-gallon water heater
  - Solar battery backup
- Deep water well on the property
- RV hookups available
- High-speed internet with buried cable line

## Outdoor Features

- Private porch off the primary suite with chain-link fenced area
- Charming picket fence in the front yard
- Wheelchair-accessible front porch
- Chicken coop
- Garden area with raised garden beds
- Blackberry bushes and a fig tree
- Greenhouse

## Additional Structures

- Pink outbuilding with electricity
- Additional gray storage building

## Recent Updates

- New 60-year commercial-grade roof
- A/C unit only 1 year old

## Location & Freedom

- Only 13 minutes from Livingston
- No HOA
- No restrictions