



16702 Dipple Rd - Property Features and Updates

- 15.8591 unrestricted acres with 14.86 acres under AG exemption for improved pasture (hay)

Workshop

- 60x40 metal shop
- 10ft extension for porch
- 16ft sidewall
- 20ft lean-to
- 12x12 roll up door and personal door
- 200 amp electric service
- Water and internet line ran to shop
- Bathroom plumbing, and shop sink plumbed
- Septic grinder and lift station in place for future bathroom
- 2 RV septic drops, one on each side of shop
- Rustoleum epoxy coating on floor
- LED lighting in shop
- Solar panel setup on shop 15 kw

Well House

- Mueller insulated steel building with concrete slab floor
- Fully insulated with 20 amp dedicated service
- 4 - inch well 360 ft deep

- LED Light and outlets available inside
- Aquasauuna whole home water filtration system with salt free water conditioner

Pond

- Aerated pond with pier posts already installed and a water line ran to fill the pond - 10ft at deepest

Home Interior Features

- 10 ft ceilings with 9 ft ceilings in bedrooms and halls
- Laundry room equipped with water line for refrigerator water/ice
- Electric or propane for dryer connection
- Tankless water heater
- Attic has some decking
- Security cameras - with TV in safe room (8 cameras in the house that can be accessed remotely)
- Propane tank - 500 gallons and buried
- Pool with heater and hot tub
- Outdoor shower
- Half bath located outside (pool bathroom)
- Exterior 6x6 storage room under carport

Safe Room

- Cinder block safe room with level 2 homeland security vault door with panic bar
- Door is rated 1500 degree for 45 minutes of fireproofing and digital lock

Skynet internet tower

- 110 ft dedicated tower (\$8,500) - Buyer can remove if other options for internet are desired