

120.42 +/- Acres Rankin County *Self Sufficient Farm Living Near Pisgah*

- highly improved 120 .42 +/- acres designed and being utilized for self sufficient farm living to include, livestock grazing, poultry farming, gardening and hay production
- Overall property consists of one Silvopasture unit, 3 additional pasture paddocks, large separate hay field, plantation pine compartments, wooded swamp hunting habitat, house and 2 barns...
- 24 +/- acre Silvopasture paddock is fully fenced with woven wire and divided by high tensile electric fence with 2 concrete livestock water troughs in place situated on 24 square foot gravel pads supplied with community water
- Silvopasture designed for present day use hay field and cattle grazing, with future income potential from timber harvests...system is set-up with double row plantation pines, planted in 12 foot spacings with 50 foot pasture alleys in between...
- 3 pasture paddocks (10 +/- acres fenced with woven wire) share a central water trough supplied from 2500 gallon rainwater catchment located at the East barn
- wooded swamp area in the western portion of the property provides good hunting
- 2 story home (constructed in 2015) has upstairs living quarters above 2 car garage with electric roll-up doors, separate ATV entrance and storage area
- +/- 1280sf living space (accessed by 8' x 20' stairwell) is an open floor plan with 1 bedroom , 1 bath, spacious kitchen area, walk-in pantry, loft area, front and rear balcony porches
- granite counter tops in kitchen and bathroom with bamboo flooring through-out
- bathroom has dual sink vanity, large tiled walk-in shower with dual rainforest heads and electric radiant heat in bathroom floor
- all electric appliances: includes dual zoned mini split heat pump, Frigidaire Professional Refrigerator and Freezer and Frigidaire Gallery Smooth Top Induction Range, electric water heater
- balcony porches (front porch 12' x 28' and rear porch 6' x 16") provide for wonderful views of the property...
- optional grid tied solar panel system (tied directly to the power grid through a separate meter with Central Electric Power Association) reduces monthly electricity expenditures
- home is constructed for maximum energy efficiency with 2 x 6 exterior walls filled with dense pack cellulose insulation, open cell spray foam installed at the roof level (conditioned attic space), and exterior applied rigid foam insulation provides a thermal break between siding and wall / roof frame
- West Barn: +/- 60' x 60' with small storage room, electricity and water
- East Barn: +/- 60' x 60' includes +/- 36' x 36' concrete shop area with 2 side storage rooms and +/- 576sf living quarters (constructed in 2016) that includes 1 bedroom, 1 bathroom, sitting area and full kitchen with granite counter tops
- additional property improvements include a 10' x 30' Chicken Coop, large gardening areas, and an assortment of planted fruit trees
- property's location and configuration is well suited for future residential development
- Property Address: 196 Old Highway 43, Brandon
- List Price: \$715,000.00



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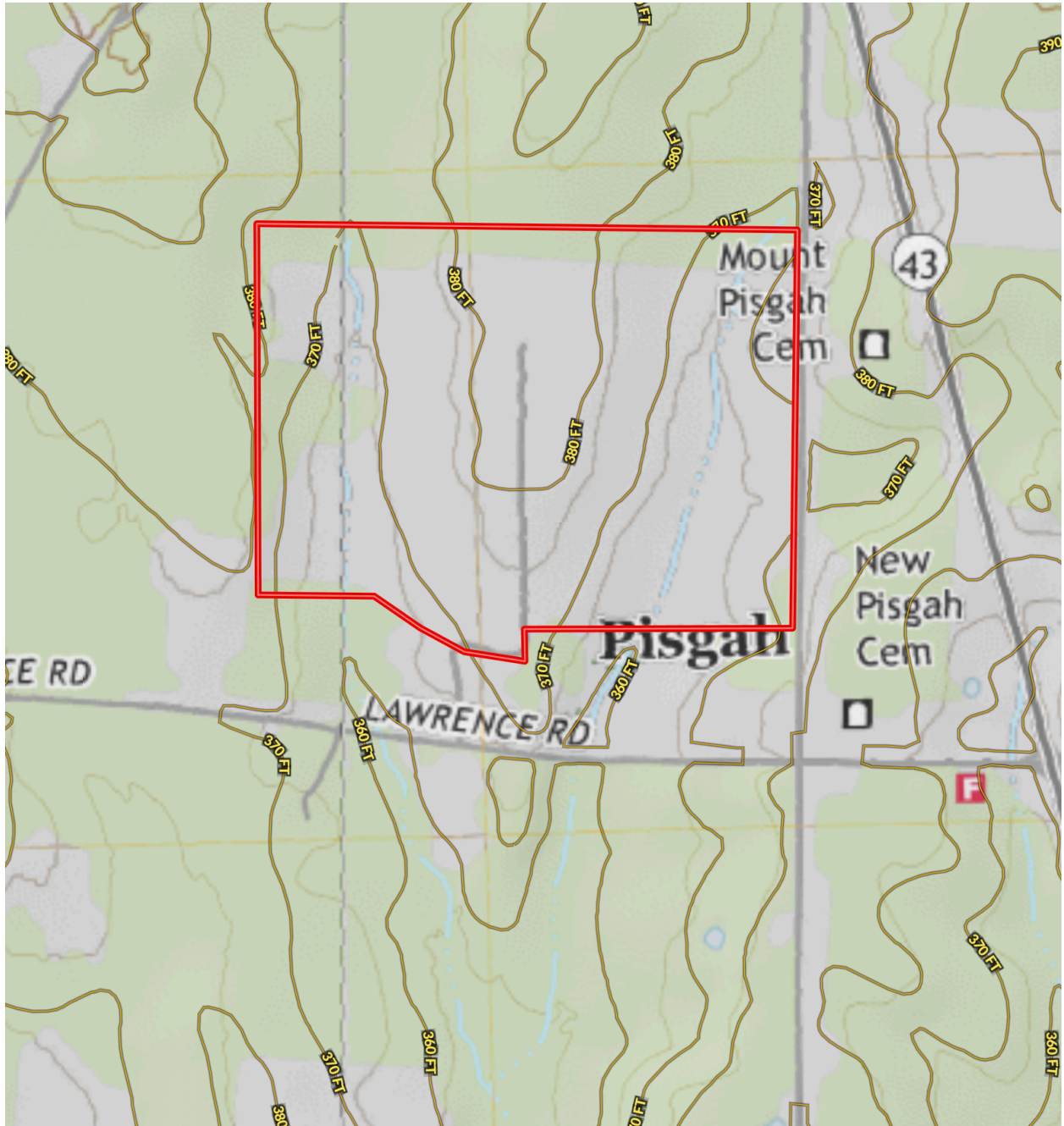
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