

General Information provided by seller. Buyer to complete full investigations of the property information deemed reliable but is not guaranteed and should be independently verified.

11809 Main house 2 bed/2bath approx 1131 sq feet (forced heating and air in the attic was replaced approx 6 months ago) own septic, current internet approx \$100 month with spectrum, propane tank, fireplace is wood burning

11811 1 bed/1 bath ADU approx 392 sq feet (has it's own septic, electric meter and propane tank for easy utilities) current lease is through November 2024

Studio next to main house approx 499.5 sq ft (per owner building permit included foundation, framing, electrical, roofing, drywall but not the plumbing) (uses septic for main house and propane for main house)

Main well provides water for all 3 structures. approx 3000-3500 gallon storage tank
2 other working wells that are not used much other than to just run them now and again for watering or emergency backup to main well.

Workshop approx 500 sq feet

Enclosed garage near ADU wall separating the 2 garage doors. Garage closest to ADU is for their use, and garage closest to main house for their use 1 garage is 21X22 and the other is 20X22

Road behind property does not have an easement with the land. Other owners use it to get to their homes.