

The logs came from Lodge Pole Pine in Montana. The outside is treated with Sikkens 23+ Natural purchased through Overhead Garage. The stocked lake by the home is approximately 15 feet deep and was built in 1970-1971. The cottage was once a two-story garage that sat where the kitchen in the log home is now. It was moved to the current location and renovated into a home in 1995. The pole barn is 40x60 with ½ concrete and ½ rock floors. Part of the property is in government program. If buyer does not wish to continue that program, then seller is willing to arrange to have it removed. Please specify in purchase agreement if buyer wants the acreage removed from government program. Per seller, the program is currently paying \$84/acre. Per seller, the low land in the back may be subject to flooding from the creek when there is a lot of rain (approximately 25A – which is in government program). There is an additional approximately 5 acres that is also in government program. So, approximately 30A total for an approximate income of \$2520/year (pays the current taxes).

Respectfully submitted by Sunshine Realty Group, LLC; Robin Sherman, Broker/Owner