

## **Showing Instructions / Private Remarks**

### **23340 / 23342 Doane Creek Road**

#### **1. Parking:**

1. Please park in first driveway where sign is placed. Drive up to the garage area.

#### **2. Lockboxes:**

1. WVMLS and RMLS lockboxes are available on the back deck of the main house.
2. If parked in second driveway, take walkway to your left and follow the path to the deck.
3. If parked in the first driveway (in front of garage) take stairs to the right, beside the house up to the deck.

#### **3. Keys/Locks:**

1. Lockboxes are hanging on the back deck.
2. First key will unlock back door of main house (on deck), "storage room" above garage (accessed via the deck as well), and basement door on main house.
3. Second key will unlock front door of 23342 Doane Creek.
4. Man door to garage will remain unlocked.
5. Combination lock on Barn/Shop is: 223. Please close lock and reset combo when done.

#### **4. Main House Notes: (23340)**

1. 1,180 Sq. Ft. (per Polk Co.) 1 Bed / 1 Bath with loft and basement.
2. There's a loft upstairs with a bed that will stay with the sale.
3. Stove is propane, plumbed to outside tank.
4. Heat is from dual-fuel furnace in basement (heating oil, and wood)
5. To seller's knowledge, there has never been an underground heating oil tank on the property.
6. Main house has separate electrical meter that serves main house and detached garage.
7. Seller repaired leak that caused damage in bedroom of main house.
8. Stairs to basement are functional, but very steep. Please DO NOT use stairs to basement inside home during showings.
9. Full basement with lots of room for storage etc.

#### **5. Guest House Notes: (23342)**

1. 424 Sq. Ft. (per Polk Co.) 1 Bed / 1 Bath with small loft
2. Guest House electrical meter serves the guest house, well, greenhouse and barn/shop.
3. Gas stove in house is served by a propane tank outside the home.
4. Comes furnished and as-is.
5. Wired for hot tub

#### **6. Garage and "Storage Room"**

1. 2 car garage with workspace
2. Finished room above is considered a "storage room" by the county.
3. Full bath with shower that was built with intention of creating a steam shower.
4. Gas stove is served by a propane tank outside the garage.

#### **7. Water Well**

1. Located near greenhouse.
2. Dual pressure tanks in greenhouse
3. No well log available to sellers' knowledge
4. No water tests available

#### **8. Barn/Shop:**

1. Please use caution while showing Shop/Barn. Access via man-door only (do not use sliding door please)
2. Lock Combo: 223
3. Lights can be turned on via the electrical panel to the right when you walk in via man-door. Please only use breakers marked LIGHTS.

4. Some contents will remain with sale. Sellers are actively working to remove some goods/materials but if buyer wants some or all included, please notify listing agent.

**9. Viewing the property:**

1. Some corner pins are marked, and we believe them to be accurate (buyer to do due diligence). See LandID map and photos.
2. There are some trails marked with orange flagging tape on wood stakes to direct you if you'd like to walk the property.
3. The SW corner pin is located in the creek, and may no longer be discoverable.
4. Bring boots if you plan to walk around!

**10. Utilities:**

1. PGE Electricity (two meters)
  1. PGE has been in the process of "fire-proofing" their service lines in the area. The sellers' understanding is that they're putting main lines along the roads underground, and overhead service to private homes and some poles will remain for the foreseeable future. It would be the property owner's responsibility to put utilities underground from poles to houses. Buyer to do due diligence.
  2. PGE negotiated a utility easement along the roadway for installation of their underground utility runs etc.
2. Water: well
3. Sewer: Onsite Septic (separate system for each house)
4. Propane: Tanks, fill service / delivery is your choice
5. Internet: recently had Alyrica with good service

**11. Easements:**

1. Utility easements are present
2. Access easement on West end of property for neighboring parcels
3. Buyer to do due diligence on all aspects of easements.

**12. Notes regarding listing:**

1. Acreage, square footage and bed/bath count are combined tax lots, and residences.
2. 23340 contains 1 bed, 1 bath, loft and basement.
3. 23342 contains 1 bed, 1 bath.
4. Garage / "Storage Space" contains two car garage and finished "storage space" w/ walk in closet, full bath.
5. The following Tax Lots are included in the sale:
  1. Parcel 1 (901)
    1. Map: 06723-00-00901
    2. Tax Account: 318170
    3. 30.7 Acres
    4. Zoned FF
    5. Two legal dwellings (23340 and 23442 Doane Creek Rd.)
    6. Legal dwellings have potential for "replacement dwelling" approval (contact Polk Co. for details)
    7. 1 acre is "Farm Site" around homes, the remaining acreage is in deferral by default due to zoning (Buyer to do due diligence)
    8. Barn/Shop and outbuildings
    9. Partial Tax Deferral
  2. Parcel 2 (101)
    1. Map: 06726-00-00101
    2. Tax Account: 317087
    3. 8.80 Acres
    4. Zoned FF
    5. 100% Farm Use Zoned
    6. No structures

7. In Tax Deferral
3. Parcel 3 (201)
  1. Map: 06726-00-00201
  2. Tax Account: 317102
  3. 8.30 Acres
  4. Zoned FF
  5. Outbuildings
  6. In Tax Deferral

**13. Inclusions:**

1. Barn/Shop: seller is actively working to remove belongings from barn/shop. Some or all contents may be included in sale depending on where they are at in the process. Please discuss with listing agent prior to writing an offer.
2. Main House: Range, fridge and any other seller belongings still in home are included with sale.
3. Garage: Seller is cleaning out garage. If anything viewed during showing is of interest please note.
4. Guest House: All contents and furnishings included as-is.
5. Greenhouse: All contents included as-is
6. Mitsubishi-SatoH Bison Tractor w/ Schwartz front loader attachment (S670D-50279), mower attachment, disc attachment negotiable with sale, as-is.
7. Riding Lawn Mower: John Deere E160 SN: 18 0228 YG 91560 Negotiable with sale, as-is.