



Seller Improvements and information for buyer

Address: 176 Keene Road, Cairo, GA 29828

Exterior

- 3 pastures (roughly ~2 acres/ each)
- 6 stall barn w/ finished tack room and storage in loft (power in middle stall)
- Small paddock to left of barn/ has been used as a sick bay in past
- Entire property fully cross fenced / paneled sections of fence are easy to replace (replace a panel instead of entire fence)
- Hay hut covers/ overlaps pastures w/ concrete bottom and rubber mats
- RV hook up area- 30 amp
- Property features mature pecan trees
- Gated entrance w/ swinging gate allows for a 35' trailer
- Pole barn 36X48
- Storage building 10X12
- 2014 metal roof
- Under deck storage
- Water filtration system serviced ~6 months
- Septic on s side of property

Interior

- Range/ oven 2014
- Stainless refrigerator 3/2020
- HVAC 2025 Mills / 5 ton/ overfilled/ thermostat controlled remotely
- Pest control - Astro