

PARCEL 2 – GUEST HOME AND ACREAGE
(GPS) 103 FIELDSTONE TERRACE
LaGrange, Ga. 30240

Acreage: Approximately 65 acres of mostly open pasture, fenced and cross-fenced, including black board fencing, a planted pine field and Wilson Creek, with two barns and a well house. Main entrance will be off 103 Fieldstone Terrace crossing over Wilson Creek with a newly constructed drive. An additional entrance is available by an easement from Hearn Road.

Home: Home is 1,738+/- s.f. Built in 1918 (per tax records). Recently renovated typical dogtrot farmhouse layout with three rooms (total of 6) on each side of the center hall. 3 bedrooms, 1 bath with a living room and kitchen/dining area. 85' of porches along the front and side measuring between 8'3" and 10'6". Back deck is 24'x8'. Lapboard siding with tin roof and gutters.

Hall: Runs the entire length of the house down the middle with doors on each end. Pecan wood flooring milled on site, wood walls, chair-rail with wainscoting.

Front Left Bedroom: Pecan wood flooring, wood walls and ceiling, plantation shutters with custom drapes, fireplace, one closet and heart pine 6-panel door.

Living Room: Pecan wood flooring, wood ceiling chair rail with wainscoting. Plantation shutters with custom drapes, fireplace, heart pine 6-panel doors.

Kitchen: 9"x18" tile floor, pine panel cabinets painted white, Formica counter tops, Kohler double sink, wood walls and ceiling, scuttle hole to attic.

GE Electric Range – M/BP24?P2WH, S/VF215091G

Electric Vent Hood

GE Dishwasher – M/GSD1350X70, S/LR778732B

Hot Point Refrigerator/Freezer – M/CTXY14CPGRWH, S/VF742548

GE Counter Microwave – M/JEM25DM1BB, S/900983

Front Right Bedroom: Pecan wood flooring, wood walls and ceiling, plantation shutters with custom drapes, fireplace, and heart pine 6-panel door.

Master Bedroom: Pecan wood flooring, wood walls and ceiling, plantation shutters with custom drapes, fireplace, one closet and heart pine 6-panel door and door to bathroom.

Bathroom: 9"x18" tile floor, plantation shutters, pedestal sink, commode room with pocket door, shower/tub combo with fiberglass base and tiled walls, single vanity with marble top, laundry closet with panel box. Frigidaire stackable washer/dryer - M/FFLE2022MWZ, S/4E42106505

HVAC: Trane electric/gas combo unit, manufactured March 2011. M/4WCY4048B1000AA, S/111213041L. 250-gallon propane tank.

Well House: 11'4"x5'6" textured concrete block with dirt floor and tin roof. New Goulds well pump installed in 2015, ¾ hp. model #10LS07412 set at 180' with 82 gallon Standard tank. Depth of well unknown; serviced by Dixie Well of LaGrange.

Double Barn: 28'x40'6" two story barn with bottom story having 4 rough-framed stalls and concrete floor opening to pasture. Tin sides, metal roof, sliding door, and wood floor with hay drops to bottom floor.

Cattle Barn: 30'x41' tin roof and sides, sliding doors, dirt floor with loft, vet supply room in one corner and storage room in another corner. Sheds off the back with concrete floors and cattle working pens, WW XL squeeze chute with palpation cage, and a Paul mechanical scale. Barn and working pens have electricity and water.