

2482 June Bug Road Helpful Info/Disclosure Items/Features

- *Functioned as a 501-C Nonprofit
- *Daycare is closed & not operating
- *Each Building has its own electric meter- Rutherford Electric
 - *One well serves both buildings
- *Two Septic tanks-one for each building- pumped April 2025- One has a septic easement
- *Dellinger Exterminating Services the property
- *Helms Security Services the property
- *Dilling Heating & Electrical services the HVACs and performs twice a year pre-preventive maintenance on units
 - *First Building Built 1985 approx 2450 sq ft
 - *Second Building Built 1993 approx 2050 sq ft
 - *There is a 16x12 storage building
 - *15 paved parking spaces
 - *2 Fenced in playgrounds
- *Crawlspaces are encapsulated / dehumidifier/sump pumps
- *Property has been proactively maintained
 - *2 mini splits approx 2-3 years old
 - *2 units per building approx 5-7 years old
 - *Metal Roof approx 2021
- *There is a window AC under window in kitchen for “extra cooling”
- *Designated Office Space w/ full staff bathroom
 - *Commercial grade Kitchen/appliances
- *Prefer to sell completely furnished as shown/turn key. There are a few items that will be removed from the office and the deep freezer in the storage building will be swapped out. Statue on grounds may be removed.
- *Mary Vale has been in operation for over 40+ years. Had approx 70 children enrolled at time of closure @ \$150-\$160 a week

Per Jeremiah Combs Planner Lincoln County, “The daycare is considered a permitted use in the R-SF district, so it may continue to be used in that manner. Any proposed expansions to the daycare would require a special use permit. If that building is going to be used for any other purpose, it would need to be a use that is permitted in the R-SF district.”