

LIVE, WORK, PLAY..This unique DESTINATION property 2 mi m/l from Stockton Lake, offers numerous possible uses. On 73+ open and wild wooded acres you will find many diverse ecosystems! There is a creek running through the entire property with dozens of meanders, pools, and ripples. Even a beaver population had built a dam winter of 2021-22! You will find cliffs, hills, valleys, water, marsh, boulders, pasture, woods, forest, pond, a Confluence of two creeks, and more! This is a bird watchers paradise! Not uncommon to see eagles, osprey, ducks, geese, blue heron, pigeons, doves and assorted owls, hawks, woodpeckers, grouse, songbirds, hummingbirds and of course turkey. Close by, Stockton Lake even has white Pelicans!

Many paths and trails have been cut through the woods and creek side for a natural adventure you won't soon forget! The 36 open Acres m/l of this land was farmed for cattle a decade or so ago, but otherwise has not been lived on in many many decades creating a Wildlife Haven, due to adjoining properties being unoccupied land. There is a thriving Bobcat population as well as coyote, deer, and all of the other wonderful Wildlife you can imagine. Prolific variety of turtles, frogs and pollinators. February brings the joys of frog sounds from the pond, and year-round you will hear the cacophony of coyote yodeling and yips, owls calling and more.

Sunrises and sunsets are to die for!

There is also a 3-year-old 500 sq ft tiny house, heated, cooled, plumbed and electrified.. five additional storage buildings/tiny homes, a very nice 14x20 Greenhouse, two frost free hydrants, Garden area, equipment shed... the well and septic system are only 3 years old. All of this sits way off the seldom used Farm Road, so you rarely ever hear or see any traffic.

But wait there's more! An RV road has been professionally excavated and built, and has four RV sites with electric Towers with 20, 30, and 50 amp hookups. You will find two additional 30 amp hookups, on two utility poles with security lights above, one near the cabin and one

near the RV sites. There is a porta-potty in a cedar surround near the RV sites, accessible from 50th Road for pumping.

Now here's the real icing on the cake, seller has just been granted permission by MODOT to have access to land from the Highway 123 side, which could be developed commercially. This access is three or four minutes to several places you could put in a kayak or canoe, or even your boat at Stockton Lake Public Access on Highway 123! This is so far from the homestead and the woods that a person could do both! Live in remote natural Splendor away from others, and also have a commercial development (storage facility, housing...), on a few Acres far far away from the cabin.

There is already access to the land from 50th Road, and a newly installed access point further north, just past the low water bridge, to the back part of the land, should you want to develop tiny homes along the creek, or build up on the wooded Hillside. Lots of History here with an old Homestead Foundation, Root Cellar, and a collapsed, hand hewn flat log Barn with dovetail joinery! In the woods you will find Stone retainer walls of impressive boulders! A 1+ acre Grove of giant Cedars to walk underneath the canopy is just fascinating.

So, let your imagination run wild and if you've been having that recurring dream of wondering how to put it all together, this land offers a little bit of everything! Make a tiny home Village, increase your RV spots, have RV Towers converted to EV charging stations , build a solar farm, a Christmas tree farm, an orchard or build your dream home and/or develop commercially while living in Paradise! Private, and pure silence other than sounds of nature!

This is approximately 36 open acres in pasture, and 36 acres in Woods and Water. Although you could graze animals here, peacocks, sheep, goats.. you would additionally still have some of the most fascinating Wild Terrain that will beckon you into its fold! Perhaps the

highest and best use of this land is to enjoy the unique natural flora and fauna by hiking and atv/utv or horses via trail rides (possible business venture)!

MUST HAVE pre-approval or proof of funds to preview. Best if you bring your own atv/utv. Be prepared to hike to some of the features in the woods (some terrain is rugged). Owner agent.