

Included in the Sale (all other items are negotiable) :

Residence for sale with income, farm + nightly rentals, listed as "Forest"

Details and many photos may be viewed at **www.BirdsongCabins.us**

- 1.) Log Cabin House, main, Building #1: 1,650 SqFt, 55' x 30', 3 Bed, 2 Bath, built in 2009: Furniture not included, (may be negotiated). Appliances included: fridge, stove, dishwasher, washer/dryer, freezer, ceiling fans, jetted corner tub, security camera and system, pristine drywall. All listed are in good and proper working order. Septic with 300ft drainage (see 'A' where septic is buried).
- 2.) Rental – Unit 1, Building #2: 800 SqFt house, 24'x20', loft bedroom, built 2011, \$135 night for 2 guests. Septic with 100ft drainage (see 'B' where septic is buried).
- 3.) Rental – Unit 2+3, Building #3: 500 SqFt duplex, 32'x16', two studios, built 2016, \$200 night for 4 guests. Septic with 100ft drainage and permitted for additional rental unit (see 'C' where septic is buried).

The 3 rental units includes everything shown in photos on the business website (www.LittleEasyCabins.com and www.LittleEasy.us), = furniture, appliances (TV, ceiling fan, fridge, microwave, toaster, coffeemaker, blender, clock, etc), linens and towels (bed, bath + kitchen, plus back-ups), BBQ pit, fire-pit, decorations and games. TWO-fish has king bed, daybed-twin with trundle twin, and full futon. RED+BLUE-fish each have queen bed with sleep sofa. The website and domain : www.BirdsongCabins.us - (contents replacement value over \$62,500).

- 4.) Workshop, building #4: 1,200 SqFt, 40' x 30', 9+ foot walls, built 2012: Included are : Attached brew-room and supplies, A/C unit (located in brew-room), wood fireplace, shelving and built-in counters, dust air-vac, 2 sinks, washer/dryer + urinal (1/2 bath).
- 5.) Swimming Pool: 32' x 16' x 54", installed 2015: Salt water filter system, solar heater and platform, wood deck and detachable "grand- entry" stairs.
- 6.) Carport 1: 30' x 22' attached to workshop with lights and sensors
- 7.) Carport 2: 21' x 18'.
- 8.) Shed (half closed in, half open for car or tractor parking), 22'x20'
- 9.) Shed (closed in), 12'x12'
- 10.) Water Shed, 6'x6', houses the water well. Hit flint at 50ft, well stops at 56ft. Has steel liner so that additional footage / pipe / drilling can be added. (if plastic was used, you would have to re-plum all pipes). Also has a water treatment / purification system (pH, iron oxide, chlorination), has its own back-up emergency pump, has large bladder to adequately supply all building when at full capacity.
- 11.) Chicken coop, run + fenced pens,
- 12.) Miscellaneous Features: asphalt drive-way, above-average insulation in all the buildings (R25 + lowE), Storage trusses on both sides of main house, above-average amounts of electrical outlets in each room; some have USB, custom shelving, buried power line, security camera system throughout property, BBQ pavilion, additional camp BBQ, 3 fire-pits, 2 picnic tables on 15.15 Acres . We have every owner's manual and extended warranty info of all fixtures/appliances/ equipment. Lastly, from ground zero, we have maliciously taken photos at every stage (in every building and area), so that you may view the proper/safe build standards and the high quality material used.

Future Income / Reservations:

- 1.) Any reservations, booked where payment was received by Seller for Building #2 (TWO-fish, larger unit) AFTER closing date, Seller will pay Buyer \$51 for each night.
- 2.) Any reservations, booked where payment was received by Seller for Building #3 (RED/BLUE-fish, 2 smaller units) AFTER closing date, Seller will pay Buyer \$37 for each night.
- 3.) Buyer is obligated to fulfill the rental dates, for confirmed reservations AFTER closing date and processed Seller BEFORE closing date. If Buyer declines to provide lodging Buyer is responsible to reimburse the guest their full payment amount. If desired, Seller can cancel all future reservations before closing.

Disclosures:

- 1.) All buildings (x 4), have been recently (2018) painted and/or stained.
- 2.) To the best of the Seller's knowledge, there is no deferred maintenance and everything is in excellent working order.
- 3.) Tennessee Residential Property Condition Disclosure (signed by owners).

Line 82: above-ground saltwater swimming pool with solar heat panels.

Line 87: there is gas piping installed slab to convert from electric in laundry room and kitchen.

Line 85: building #1 has central a/c and heating via heat pump. Buildings #2 + #3 have wall a/c-heat units (x3), building #4 has wood-fire heat and window a/c (x1).

Line 91: 3 septic systems: Bldg #1 permit for 300ft of drainage, Bldg #2 permit for 100ft of drainage, Bldg #3 Bldg permit for 100ft of drainage plus able to add another unit to it.

Line 93: building #1 built 2009, building #2 built in 2011, building #3 built in 2016, building #4 built in 2012

Line 114: building #1, the tile around master bathtub not finished. Standard foundation concrete settling issues (e.g.: cracks).

Line 144: Roughly 5 acres(flat, all the buildings are located here) are in front of the 100 foot ridge. "Dry Creek" runs the length of the property along the base of the ridge. Roughly 10.15 acres are located up and behind the ridge. There are no structures in this part. It is forest (hills).

Each property owner may go directly up their own portion of the ridge to access the back (forest) property. There is one access road to reach the back acreage. Since initially purchased current owners at 13689 Birdsong Rd (south of us), in October 2006;

Easement is based on prior use and mutual ownership of the land on said access road. Entry starts on neighbor's property, adjacent and south of us, access road travels from start, roughly 350 feet on neighbor's property, then roughly 700 feet on Seller's property to get back to neighbor's property.

Line 155: volunteer fire department.

- 4.) Sewage Permit Disclosure (signed by owners).