

Important Notes

- Main Floor is heated and cooled by heat pump and propane heat
- Upstairs has propane heat, no AC
- County Water: Minimum of \$40 per month
- Septic system installed in 2009- two 1,000 gallon tanks w/ grease trap (Designed for 450 gallons per day)
- Residential Trash Service- picked up every Tuesday
- Dumpster through the county- \$95 per month
- Propane- 1,000 gallon tank (owned)- \$2,000 to fill up during winter
- Generac Generator powers everything on main floor except for heating and air
- Seller never used the upstairs kitchen. Unsure if range is connected to propane & believes dishwasher is disconnected
- Two power meters- Downstairs (average bill is \$350 per month), Upstairs (\$35 per month)
- Seller sold off road and highway gasoline and diesel- 4,000 gallon and 8,000 gallon tanks underground- tanks are in temporary closure by DEQ, per seller request. See documents.
- A small portion of the property is across the street where the old foundation ruins are. This was the sight of the original Grant Post Office before it was moved into the Hoffman building, per seller.
- All information deemed reliable, but it is the responsibility of the buyer/agent to verify.

Items That Do Not Convey

- Kitchen Aid Mixer
- Smoker in warehouse exterior storage area
- Hobart Stand Mixer
- Proofer
- Chef Utensils (knives, some pots, cakes pans, decorating items)
- All Antiques/Knick Knacks on display in dining hall
- Generator in shed
- Freezers, display case and items in warehouse
- Stainless table in the kitchen at the bottom of the steps
- Stainless table by oven in commercial kitchen
- Liquor Light Stand
- Motorcycles do not convey