

**Sale Name:** 8.15.24 - ONLINE ONLY AUCTION - 49+/- ACRES WITH BRICK RANCH, SHOP, & RECREATIONAL LAND OFFERED IN 3 TRACTS! CLAYPOOL, IN

**LOT 1 - Tract 1: Brick Ranch with Shop & Outdoor Entertaining Area on 2 acres**



**Description**

**TRACT 1: Beautiful brick ranch features 3 bedrooms and 2.5 baths, where the allure of the great outdoors seamlessly blends with modern comfort. A spacious living room, featuring a brick wood-burning fireplace and a bay window, offers a cozy haven for relaxation and gatherings. The large master bedroom, complete with an ensuite, provides a serene retreat within this charming abode. There are 2 additional bedrooms, 1 full bath, & a half bath with laundry room that round out the main level. The unfinished basement has the potential for added living space or used as extra storage. The eat-in kitchen, open to the dining room, creates a welcoming space for culinary pursuits and shared meals. Step through the dining room's patio doors and be transported to an outdoor oasis, boasting an ultimate grilling and entertainment setup. The patio with a pergola has room for grills, smokers, a flat top, prep station, outdoor sink, and a screened-in gazebo beckons for memorable outdoor gatherings, while the fire pit and pizza ovens add a touch of culinary delight to the setting. The property also features a fenced dog kennel and house, a generator for the house, raised flower beds, rain barrels for watering flowers, and a variety of fruit trees, making it a haven for nature enthusiasts. Adding to the appeal is the 48x30 pole barn with concrete floors, 220-amp electricity, sliding door, & overhead garage door, providing ample space for storage and hobbies. With its seamless blend of indoor comfort and outdoor allure, this brick ranch offers a rare opportunity to embrace the best of both worlds in a captivating natural setting.**

**Quantity: 1**



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