



# NexGen

RE-DEFINING REAL ESTATE

## ***395 New Bethel Church Rd. Features List***

- ❖ 51 Acres
- ❖ Man-made Pond is Stocked
- ❖ Chicken Pen
- ❖ Goat House
- ❖ 2 Barns wired with Electricity
- ❖ Tobacco Barn
- ❖ 2018 HVAC & Duct work 2 1/2 ton variable
- ❖ Spectrum DSL and Cable
- ❖ Root Cellar with Sink
- ❖ Sump Pump with Float Switch
- ❖ Washed Stone Driveway
- ❖ Outdoor Fireplace
- ❖ New Ponderosa Pine Cabinetry in Kitchen
- ❖ Frigidaire Gallery Series Appliances
- ❖ Pine Room w/tongue and groove walls
- ❖ 2 Barns wired with electricity
- ❖ Open Detached 2 Car Garage
- ❖ 8/9 4 in 1 400x Hydrostatic Bucket Loader
- ❖ 3/8 Steel Bush Hog
- ❖ 350ft well feeds house and fields (2011)
- ❖ 450ft well (2011)for 2ns home site
- ❖ Spreader
- ❖ Forklift
- ❖ 2 Hay Spikes (1 front, 1 back)
- ❖ Auger
- ❖ Water Sprayer
- ❖ Disk
- ❖ Landscape Rake
- ❖ Single Row Bedder
- ❖ Fence Puller
- ❖ Pasture 1 approx 3 acres
- ❖ Pasture 2 approx 2 acres
- ❖ Pasture 3 approx 5 acres
- ❖ Pasture 4 approx 7 acres
- ❖ Pastures 1-4 are connected
- ❖ Pasture 5 Hay, no fence, approx 4 acres
- ❖ Pasture 5 can be cut 3x per year, 30 bales per cut - close to 100 bales
- ❖ Ability to run 40 cattle at once
- ❖ Black Walnut/Pine Trees
- ❖ Grape Vines, Peach, Fig, Apple and Pecan Trees