

Property Overview

Address: 22345 Highway 22, Sheridan

Total Tax Lots: 5 parcels

Total Assessed Value: \$2,608,640

Tax Lots Details

- **Parcel #482048:** 103.5 acres | Assessed Value: \$1,114,850
 - **Parcel #283346:** 194.13 acres | Assessed Value: \$1,353,530
 - **Parcel #285423:** 0.95 acres | Assessed Value: \$7,180
 - **Parcel #285212:** 17.09 acres | Assessed Value: \$82,820
 - **Parcel #285436:** 9.57 acres | Assessed Value: \$50,260
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Buildings and Structures

1. Smaller Home (Built 1946, Fully Remodeled):

- **Size:** Approx. 1500 sqft (basement not included on county records)
- **Features:**
 - 1 bedroom, 2 bathrooms
 - Fully finished basement with bonus rooms
 - Open concept, vinyl plank flooring
 - Walk-in shower
 - Deck
 - Electric heat pump
 - 1-car garage with dog washing station
- **Potential Use:** Ideal for Airbnb

2. Outbuildings:

- **GP Shed:** 216 sqft
- **GP Shed:** 238 sqft
- **Machine Shed:** 1,000 sqft
- **GP Shed:** 384 sqft
- **Machine Shed:** 2,080 sqft
- **GP Building:** 2,592 sqft
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3. **Barns and Farm Stand:**

- Remodeled barn set up for a farm stand
- Second barn with animal pens
- Remodeled shed/horse barn with power
- Hay barn with power
- All outbuildings have power
- New roofs on 2 outbuildings

4. **Larger Home:**

- Torn down
 - House plans designed but permits have expired
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Property Features

● **Agricultural Use:**

- 125 acres under dry farming, leased for \$10,000/year
- 15 acres of fully fenced pastures with 7,000 feet of fencing

● **Orchards & Gardens:**

- Apple, pear, cherry trees
- Blueberries and grapes
- Raised garden beds with irrigation

● **Wildlife:**

- 183 acres of Conservation Easement
- Elk presence (special hunting tags available for 8 months)

● **Water Sources:**

- 2 wells (details on the barn well unknown)
 - Seasonal spring on South side of property
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Access

- **Driveways:** 2 separate driveways
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Potential Opportunities

- Red Prairie water hook-up available
- Previous Polk County approval for Distillery & Tasting Room
- Airbnb rental potential with the remodeled smaller home
- Agricultural lease income from farmland
- Farm stand and livestock operation with existing infrastructure
- Opportunity to rebuild larger home with existing plans