

1020 W. SOUTH DRAGON FEATURES:

POLE BARN SHOP-

400 amps to the shop

Large, EPA certified wood stove with a fan to heat in the winter

Electrical is separated into 4- 20amp quadrants to ensure you never trip a breaker

RV-ready with electrical hookup inside

Insulated (except for ceiling)

DETACHED BONUS SPACE-

Wall units for heat and window A/C

Designated 50 amp panel

French drains to accommodate sloped land

GARDEN AND ORCHARD-

5 apple trees, 3 plum trees, 3 pear trees, 3 cherry trees, and 2 peach trees

Automatically irrigated lawn and garden with two separate control systems (one for the garden with 6 valves, and one for the yard with 8 valves)

LAND-

Fully fenced around all 5 acres

Fish out of Dragoon Creek (seller caught an 18' wild rainbow trout)

Cross fenced for grazing animals, and irrigated for water troughs

Chicken coop

Hay barn

Platform for treehouse has been started behind the garden

WELL-

In 2015 a new well was drilled (see associated docs)

15 GPM

Water softener and filtration system in place for house

SEPTIC-

Pumped and inspected June 2025 (see associated docs)

New clean-out installed (on lower field)

Lid is round and concrete, located a few feet from back deck (near first wood fence)