

Little Patch of Heaven Property

Location: 75581/83 N Hayes Road, Kentwood, La.

Reason for Sale's : Both of Us having Medical Issues, too much to Keep up.

This address ensures one's children may attend the Jewel Sumner Schools and Spring Creek Elementary School.

The Property is located within the Tuskaloosa Oil Shale Zone . Will sign waiver to forego the 10 yrs Mineral Rights Claim.

House Elevation: 311' + or - 3'. The ground pad for the house is Domed in the center of house for deflecting rain water to the outer perimeter of cinder blocks' slab if present. The grounds area "up hill" of the house is grated into swells to re-direct Rain's Ground Water flow.

1. @ 3,500 square foot Custom built Log Home w/ heavy timber package (2"x12" ceiling rafters and 2"x14" floor Joists") Floor Plans from Southland Log Home. The Logs are 8" diameter size. Screwed together with 3/8" x 24" long lagged type bolts.
2. 2,000~ Living Area, all other footage is under Roof.
3. It has 2 front Porch's 16' x 10', Back Porch is 54' x 16'; True Logged structure, 2 car garage (Could be converted to a mother-in-law apartment) 24' x 24' w/ Breezeway attachment.
4. Generac Emergency Commercial grade standby 45 KW generator 5.4 Liter V-8 Windsor Ford engine, Propane Gas, whole house with 200 amp capacity(has written up procedure for Starting and Securing). House draws Around 18-20 KW, plenty capacity for adding Barn electrical demands.
5. Custom Fire Place, 3 layered construction, fire brick, encased flute tile with thermal brick and then Finishing Stone with outside 20+ gallon Ash Bin.
6. Custom made cabinets thru out the house.
7. 3 Bed rooms, master bed room has his and her's bath room sinks, the house has two propane hot water heaters. Master Bath 50 gallons and remaining house has another 50 gallon.
8. Kitchen has over-sized island with Prep-sink and 40 bottle Wine Reserve. The Propane cook top has 6 burners with Pot Filler.

9. The A/C and Heat Pump 4 ton replaced 2022. All windows and outside entry doors are double pane w/insert gas filled, New flooring installed June 2020.
10. Dishwasher and electric dual ovens are Bosch units
11. Both Front porch's have dedicated switched duplex outlets for Christmas/ Holiday lightings' Displays.
12. Front driveway gates have switched photo'ed control Lamp post with weathered covered duplex outlets on each side of Driveway. The Power is supplied from two different sources, house and Barn.
13. Weather-proof duplex receptacles on each corner of exterior of house. (The Square hole openings in Lattice works.)
14. All interior wall (sheet rock) are "sound proofed" with spinet cotton Fire retardant treated fibers. The sheet rock is 1/2" thick, 4' x 12' sheets. Being a Log Construction, I was unsure of expansion and constriction of the wood structure. This attempt was for "reducing" the sheet rock seams by 30%. Also installed de humidifiers under/ in Crawl-space (set to 45-50 %).
15. House has a Metal roofing System, Quaker shake shingle design from Mid-South Roofing of Metairie, La. Has the original owner a Life Time warranty and subsequent owners a 40 year warranty.

Grounds:

16. Drip irrigation ran thru out house' grounds with 4 valved controlled manifolds with 8 outputs per unit and 4 to 6 1 gallon Emitters Per run.
17. The property has 2 Well-heads with 4" casings, All hose bibs are valved controlled separate from house supply. Each hose bibs have freeze protection caps/covers.
18. The Property has multiple Fruit and Nut trees, (Pecan, American Chestnut, English Walnut, Mulberry, soft Pears, Plum and Persimmons (domestic and wild).
19. Barn is 60' x 40' x 18' Center with Loft, electrically wired with sewage and water, with Deep Sink with separated Bathroom enclosure, All rafters are doubled Hurricane Clipped. All Barn exterior Area lighting is switched, photo-controlled.
20. Camping Trailer site next to Barn with all amenities (water, sewage and 30/50 amp electrical service).
21. Land 37.5 fenced (@ \$5,700.00) acres of which ~9 acres are Clear.
22. Includes 2 +/- acres of Rabbit eye Blue Berries with irrigation hose Bibb,(has potential annual cash Crop income).
23. All roads are hard packed pea gravel.
24. All Free Standing Hunting Stands include.
25. Starter Pond at rear of property with Fish.

26. Rear of property is treed with nut producing Nuttall Oaks and some Water Oaks. Using La. Deer management Practices for past 10 plus years.

27. The "Park" area has Fruit bearing Persimmons trees, Live Oak trees from Delacroix Island, St. Bernard Parish and American Chestnut Trees seedlings from Upper state NewYork.

28. ** Community Water now available if wanted since 2018.

29. Note: The House is "plumbed" with Contrac Pipe, similar to PEX piping. Have had plumbing issues ranging from, incorrect installed brass fittings' (crimps) (3 instances), 2 faulty brass fittings.

Price: * \$690,000.00 negotiable

Negotiable Pricing:

Bird Dog ZTR 36" mower and 42" cut John Deere X300.

Stihl brand weed cutter, Chain saw, hedge trimmer, Leaf Blower, a Little Brave Log Splitter, a (Subaru/Robins) powdered Karcher Pressure Washer and Portable 55 gallon Spray unit with Shur flow 12v DC pump. May include Polaris XP 700 Twin with metal Roof, half front windshield, work basket over bed, switched back up light, front Fog Lights, Horn and Dual Exhaust.