

Rooks Road Additional Info from Seller

- This farm and most of the parcel are in a Voluntary Agricultural District
- PINs:
 - 2257-81-5210-0000 – 31.51ac – Deed bk/pg 2281/74
 - 2257-80-8729-0000 – 1.36ac – Deed bk/pg 2281/74
 - 2257-91-7486-0000 – 9.41ac – Deed bk/pg 4614-2973
- PIN TBD - Tract 1 on the 2025 unrecorded Jones Survey Map – 8.08ac
- Old Railroad Bed runs through the back of the property that was abandoned
- Old homesites on property that may have wells/septics and no structures
- Prestage Farm – your buyer will be interviewed before they allow a new contract
- No USTs on property to sellers knowledge
- Generator – Tuesdays are test days and it runs the house and all buildings on diesel fuel
- Incinerator is diesel fuel
- 2 wells – 1) 200-250' deep 2) 50' deep
- Spray Lease Land – Perpetual Leases on record –
 - 7.75ac \$700/year – 5.5ac pay taxes and \$100 cash
- 2025 Sludge Survey done in June – records on file
- Focus Broadband Internet
- Farm Fixtures and Equipment (FF&E) List on file
- 1 Bedroom 2 ½ bath non permitted house has 6x6 exterior walls on the ground level and the bottom 4' is treated wood
- Termite Bond with Terminix