

## **Additional Information**

### **“Dixon Acres”**

87 Sam’s Place

Shelby, AL 35143

**41.13 +/- Acres Offered in 5 Parcels**

#### **House:**

- 4 BR/2.5 Bath Brick Single Family Residence/3,069+/- Sq. Ft.
- Carpet and Tile Throughout/Ample Attic Storage
- Beveled Glass Front Door Entry
- Paneling Throughout
- Tiled Kitchen - All Appliances except Refrigerator
- Dining Room with Built Ins
- Laundry Room
- 2 Car Garage with Step Up Attic Access
- Carpet Throughout/Tiled and Carpet Baths
  
- Spring Fed Pond Stocked with Bass and Catfish (never goes dry/fed by 2 springs)
- Small Dock and Feed Shed
- Wellhouse (not hooked up)
- Chicken Coup and Dog Run

#### **Stall #1**

- 42’ Length
- 30’ Depth
- 14’ Ceiling Height

#### **Stall #2**

- 22’ Length
- 30’ Depth
- 12’ Ceiling Height

#### **Barn with Hay Loft - (Power Available)**

- 6 Stalls
- Holding Pen
- 41’ Depth
- 51.6 Width
- Corrals

#### **Mobile Home**

- “As Is” – Needs Flooring – Some Appliances
- Previously Rented for \$400/month

**Parcel 1 = 5.61 Acres-Residence/Mobile Home**

**Parcel 2 = 11.21 Acres-Pond/Shed**

**Parcel 3 = 9.85 Acres-Barn**

**Parcel 4 = 6.80 Acres**

**Parcel 5 = 7.59 Acres**