

Homestead Info

House

Built in 2018

1921 Sq Ft

24x24 attached carport

Triple zoned gas central heat & air (master bedroom, main living area, bedroom hallway)

Positive pressure fireplace Xtrordinair

9ft ceilings

2x6 exterior walls spray foamed

Attic is insulated with spray foam

Attic houses the central air unit and is decked, usable, and contains shelving for storage

Gas instant hot water heater

Vinyl plank flooring throughout

Drier is set for propane or electric

Master bathroom

Dual vanities

Tile walk in shower with dual shower heads & controls

Jacuzzi tub

Tile floor

Water closet

Kitchen

Granite counter tops

Custom cabinets

Undercabinet lighting

Gas appliances

Garbage disposal

Bar sink

Farmhouse sink

Living room

Natural rock fireplace with fan forced fireplace insert

Wired surround sound

Porches

Sawmill cut 8x8 beams and 3x8 trusses

Steel post

Outdoor speakers on back porch

Multiple power outlets

Propane hook-up for cooking

Grounds

Perimeter fenced and cross fenced with livestock wiring

Remote powered gated entrance

Fenced in orchard area with 2,500-gallon water storage tank, various apple & pear trees, elderberry plants, and berries

Fenced in garden area with 5,000 gallons of water storage

Fully stocked pond 60'x110'x8' capable of holding more than 350,000 gallons of water.

Vineyard 150' of Muscadine, Concord, and Red Grape vines.

Outbuildings

1 - 40ft high cube shipping container

2 - 20ft shipping container

Shed 12'x24' spray foam insulated, air conditioned, electrical, and plumbed for propane heat with 2,500 gallon water storage tank tied in to gutter system

Wellhouse/run in shed 18'x20' with 1 walk-thru door and open end. Houses the 5'x5' insulated well house and primary 2,500 gallon water storage tank.

Walk-in cooler 8'x10', Cool-Bot controlled, with custom welded shelving and pass through I-beam with trolley, concrete floor with built in drain.

Storm cellar 4'x6' , metal, partial buried.

Solar shed 24'x30' holding the 50, 310 watt solar panels. With loft for storage. Gutter system is tied into the same 3,000 gallon storage tank as the greenhouse system.

Greenhouse:

4- 4'x4'6" grow beds with PH neutral expanded shale, 1 of the beds is set up as a wicking bed to allow for traditional soil planting.

4- 250gallon water tanks allowing for separation of age or species. Currently holding approximately 3 doz bluegill, 1 doz mature tilapia, and 3 doz goldfish to provide nutrients to the plants.

Gravity fed water supply to the grow beds reduces energy usage.

Sump pump with float switch to resupply tanks with water

Concrete floor with center aisle drain going directly to sumo pump

Wood stove for heat

4 oscillating fans for even circulation an additional fan above the wood-stove

Commercial grade aerator pump to provide to each tank

4'x3' thermostat controlled germination table

Gravity supplied water hydrant inside greenhouse to allow for resupply of water directly from rain 3,000 gallon catchment tank attached to greenhouse & solar shed.

Waterproof 2 stage thermostat controlled with 30° to 110° F degree temperature range operating 2- 24" motor driven aluminum air intake louvers (located on the bottom of the north facing side of the greenhouse, drawing air from under the solar structure) & 2- 20" exhaust fans (1 on east peak and 1 on west peak) capable of 6,280 cfm.

2 full runs of led lighting allow for plenty of light to play after dark during the winter days.

Suspended interior, full-sized white shade cloth to block out some of the intense summer heat.

The wood-stove and coziness allows for a place to enjoy those dreary winter days and still be in the sunshine. You can sit by the fire, listen to the running water and get lost in thought at the end of a day quite nicely. Picking tomatoes in January is quite the neat feeling all in itself.

Water

2 -300ft deep drilled wells, 1 has been hooked up for backup water supply

full gutter system with 7,500 gallons of storage tied directly into the house, with additional tanks totaling 20,750 gallons, for more storage. Over the course of 5 years, with a family of 5 living here full-time we have never run out of water living off of just rainwater captured from buildings on-site.

Pond is 60' wide by 110' long with an average depth of 8'. Capable of containing more than 350,000 gallons of water.

Greenhouse

Greenhouse 25'x24' metal framed, twin wall polycarbonate, pine wood siding, woodstove, concrete floor with drain, lighting and circulation fans, plumbed and actively running aquaponics with 3,000 gallon water storage tied in to gutter system.

Notes

0.8 miles from national forest

5 miles from Talimena Drive

no arial electric lines on property

50 amp rated generator hook up for emergency power

Grid tied

15,500 watt solar system

30+ KWH Lithium battery backup system

EMP shield (also rated for lightning, solar flare, & power surge protection) on house breaker system and on solar system

1,000 gallon propane tank, owned, not leased.

Optional 500 gallon diesel tank on stand & 250 gallon gasoline tank on stand.

Average electrical bill without solar input is \$204.89 per month

2022 taxes for the home and 9.5 acres was \$1,907

Yearly insurance premium is \$1,560