

Property Highlights

13187 Wildflower Lane

Land Features:

- **Size:** 60.13 acres located at the start of Panther Creek
- **Fully fenced and cross fenced:** 50-year Stay Tight Wire finished with 3 strands of barbed wire (1 on the bottom and 2 on top)
- **Topography:** Gently rolling terrain with elevations from 300' to 320'
- **Soil:** Fertile sandy-loam soil managed under organic practices
- **Wildlife:** Excellent habitat for songbirds, hawks, and whitetail deer
- **Trees:** Beautifully wooded with Live Oaks and Post Oaks
- **Water Feature:**
 - Stocked Pond: 15' deep, includes a pier
 - Fish: Stocked with sunfish, bass, and catfish

Main Residence

Interior Highlights:

- **Size:** Expanded from 1,768 to 2,400 sq ft in 2021
- **Renovation:** Fully renovated between 2023
 - New pex plumbing
 - New hot water heater
 - New A/C
 - New electrical outlets and switches
 - LED lighting
 - Whole-house surge protector
 - New main electrical panel
 - New windows
 - Exterior and interior paint
 - New roof
 - Updated cabinets and countertops throughout
- **Bedrooms/Bathrooms:** 3 spacious bedrooms and 2 full bathrooms

Kitchen Features:

- Cabinetry with soft-close drawers
- Quartz countertops with undermount sink
- Under-cabinet lighting for added ambiance
- Stainless steel appliances:
 - Counter-depth refrigerator
 - Freestanding gas oven/range
 - Built-in microwave
 - Dishwasher
- Functional island and breakfast bar
- Walk-in pantry

Primary Suite:

- Restored hardwood floors
- Double vanity with his & hers undermount sinks and under cabinet lighting
- Dedicated makeup vanity
- Quartz countertops
- Walk-in shower & relaxing soaking tub
- Oversized walk-in closet

Exterior & Utilities:

- **Covered Porches:** 900 sq ft of covered outdoor living space
- **Garage:** Detached two-car garage
- **Utilities:**
 - Power: Mid-South Synergy Co-op
 - Water: Wickson Creek SUD
 - Gas: On-site propane tank
- **Septic:** Two systems

- **2 RV Hook-Ups**

- One is a 50-amp and sewer hookup at the barn, the other is a 30-amp connection between the garage doors

Barn/Shop (44x40 with Two 20x40 overhangs):

- A/C
- Fully equipped kitchen and bathroom
- Washer/dryer hookups for a stackable system
- Two insulated 14'x14' rollup doors
- Separate septic system and electric meter from main home
- Outdoor stadium lighting

****Non-Realty Items conveying with the property:** 2 refrigerators, washer and dry in main home, and BBQ pit

****Exclusion:** Vacuum system in the barn