

***36859 Alexander Road  
Philomath, OR 97370***

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**INCLUSIONS/EXCLUSIONS/NEGOTIABLE**

◆ **INCLUSIONS** (“As is”)

- \* Kitchen—stainless steel bottom freezer/French door refrigerator; wine refrigerator; gas range; microwave; dishwasher
- \* Hot tub
- \* Kohler 20KW propane generator
- \* Stacked wood in wood shed plus wood pile southeast of fenced garden area
- \* Wood rack with cover located outside of shop

◆ **EXCLUSIONS**

- \* Lawn art and lawn furniture throughout the property

◆ **NEGOTIABLE WITH SALE** (“As is”)

- \* Washer and Dryer set

◆ **NEGOTIABLE OUTSIDE OF SALE**

- \* 2017 Kubota BX2680 tractor with approximately 60 hours of use. Unit has had the 60 hour service at Linn-Benton Tractor.
- \* John Deere X300 garden lawn tractor purchased in 2014 (Pape Machinery) with approximately 100 hours—like new and in excellent condition

