

6608 S Manning Road Amenities

House:

- 3214 Square Feet
- Built in 2010
- All electric (no gas or propane)
- Geothermal heat and cooling
- Aerobic septic system
- 3 Bed
- 3 Bath
- Study or could be 4th bedroom
- Family room/game room with wet bar
- Country kitchen
 - Granite counter tops
 - Farm house sink
 - 2 pantries
 - Breakfast bar
 - Large island in middle of kitchen
- Heated floors in master bathroom and kitchen
- Spacious secondary bedrooms that can fit queen size beds and extra furniture easily
- Large master bedroom
 - laundry room connects to master closet
- Oil-rubbed bronzed fixtures
- Porcelain tile
- Granite throughout
- Wood burning fireplace
- 10 ft. ceilings
- Mud room
- Instant hot water tank for master bathroom sinks
- Courtyard is wired for hot tub
- Oversized garage
- Storm Shelter by house

Horse Training Facility

- 19 stall Morton horse barn
 - 10 runs
 - Wash bay
 - Plumbed for automatic water
 - Has hot water
 - Office
 - Has hot water
 - Lab
 - Tack room

- All stalls are leveled and have mats
- All stalls have electricity
- Sellers are keeping the fly spray unit but all piping and plumbing for it will stay and is installed for the whole barn
- Hookup at barn for RV on well water
- South side of barn is capable of house trailer hookup
- 100x200 riding arena
 - 100x100 covered and sides have netting
- 280x165 outdoor roping arena
 - Return alley
 - Cattle working chutes and tub
- 42x60x14 Morton hay barn
- 42x60x12 Morton workshop
 - Wired for 110 and 220 plugs
- 24x72 Morton cow barn
 - Has electric panel by it
- Concrete loafing sheds
- Storage shed
- Chicken coop
- Pond on NW corner of 160 acres
- Gravel roads
- Pipe and cable fencing
- 60 foot round pen
- Paddocks
 - All paddocks have alley ways which make each one individual
 - All paddocks have electricity
- City water and well water
 - 1 operational water well on property
 - Storm shelter by barn
- 60+ acres of Bermuda hay pasture
 - Provides 2 cuts a year
 - Estimate of 125 large round bales and 1200 square bales