

House: 2,800 Sq Foot

40x80 Pole Barn built In March 2017 to withstand 120 MPH wind

Custom Front Door

Reclaimed Tin Fram an old barn

Ceramic Tile floors

Carpeted stairs and bedrooms

Large Master Bedroom

Large porch with a beautiful western sunset

Has both open and closed foam insulate to the entire home

4 ton HVAC system installed in October 2018

600G Aerobic septic with 2 sprinklers

Barn is on a separate septic

Upstairs is 800sq ft Master

living space in home is 2,000

400 Amp electrical Panel with an Additional 200 amp electrical panel for the living area

Bathrooms

Main Bathroom is 12x12

Master Bath

Bedrooms

Master bedroom is 800 Sq Foot including master bath and Master Closet

2 Bedrooms at 12'x11' with closets that are 3'x6'

Garage : 1,200 sq foot

Large enough to fit a travel trailer and toys too

36 "x80 " Steal Walk Through Door

Overhead Doors

12'x14' both are 24 GA. Commercial Insulated

10'x10'

garage is 40'W x 50'L

Garage has multiple plugs with room to add more

Garage is larges enough for a trailer with a septic hook-up

Can also add an extra 1/2 bath

Hot water tank, water softener, and pressure tank are housed in the garage

Living area —wide open space

Host 4 floor plugs and lots of additional plugs through

Coat closet and under-stairs closet large enough to store a gun safe

4 large 72' drop down fans with remote

Kitchen

Athena Rustic Hickory Custom Cabinets with soft close doors and pull out lower shelves with easy close slides

Room to add an island

Stainless Steel (Samsung) appliances

Nice Large Laundry Room

2 Hay sheds

12.5'x16' with dirt/rock flooring

10 outdoor stalls 12'x24' with automatic water

partially covered with a concrete walkway for feeding

Also has electric and plugs by every stall with its own electrical panel

Arena is 200'x100'

5 Arena lights

12.3'x8.3 Announcers box with electric and its own electrical panel

2 100'x50' paddocks one with a loafing shed

Large paddock is 200'x300' with a loafing shed

Run is 20'x300'

Barn is 56'x64.5'

4 15.4'x12 dirt birthing stalls

9.9'x36.4' garage large enough to store a nice boat

1 bedroom 682 +/- sq foot with own electrical panel

Horse stocks

Small office with electric and water

Barn has its own electrical panel

Property is pipe fenced

Horse walker (does not work)

5 water spouts

1 water well

Home, Barn, and gate are all on separate electric bills