

Southern (Left) portion of home: Owners residence

2/3 bedrooms

1 and ½ baths

A/C

Propane forced air heating

Office

Large Livingroom

Eat in kitchen

Propane water heater

Generator provides basics to both units and well

Plus all lights and water to barn!

Single story home

Separate propane meter and separate electrical meter

Northern (Right) Portion: Tenant / Trainers unit

4 bedrooms on second floor

Large eat in kitchen

Formal Livingroom

Laundry first floor

½ bath on first floor

Baseboard boiler (propane fired) on first floor

Electric baseboard on second floor

No A/C (window units do not transfer)

Propane fired boiler

Water heater if sourced from boiler

Propane on separate meter

Barns:

25 plus total stalls

2 tack rooms (owner and customer)

½ bathroom in South Barn

Laundry (horse blankets etc-) North Barn)

2nd floor viewing room

120' x 50' (approx.) indoor lighted arena

Direct access to indoor arena from All stalls

Wash stall

Large barn for hay storage

Equipment storage barn for tractors, wagons, trailers

Outdoor arenas and paddocks

170' x 100' approx.. outdoor arena

150' x 80' approx.. oval arena

4+ paddocks with run-in shed

Property

75 +/- acres total

With approx. 30 acres hay production

And 28 +/- wooded with some wet land

Rolling topography with home at highest point