

**Exclusions:**

All temporary panels, hog panels, round pen panels, welded goat pens. gray and red storage bldg, chain link dog kennel , small goat cover outside goat pen, pump and tank to fly spray in barn, playscape/swingset.

**House Features/Upgrades:**

Conventional septic on Guest Home

Aerobic septic on main house. It is upgraded to accept the apartment septic if ever needed. Harrison put it in 2015/14. Sprinklers are in the front of main house.

Fully fenced. Wood fencing with Pet fencing around house area (2inx4in rectangles). All pastures are fenced with wire and 5inx5in square wire, cross fenced.

Main House:

- New dishwasher (2020)
- Lots of covered porch areas, concrete
- 3br, 2.5 bath, optional 4<sup>th</sup>/study/ofc.
- Bonus/play room
- New windows fall 2019
- Rock, roof and exterior upgraded 2016
- Double French doors to patio/breezeway leading to pool
- Vaulted ceilings in family and bonus room
- Raised ceiling in master
- Counter height sinks in master. Oversized tile shower.
- Fresh paint in most of the house
- Recessed lighting, recessed patio lighting
- Custom extra tall kitchen wall cabinets. Plate rack, spice pull out, accent shelves. Tons of storage. Kitchen upgraded 2011.
- Walk-in pantry. (2019)
- Double oven
- Laundry room has built in seating bench with cabinets above to ceiling. Storage under. Room for stacked washer/dryer and full size freezer (or side by side W/D).
- Security cameras stay
- All tile, hardwood, laminate except in office (which is carpet 2019)
- Blinds throughout.
- Screen doors on both kitchen doors. 1 Has dog door.
- New Well installed, July, 2020 Tank ONLY

 

Natural rock fire ring

St Augustine lawn around house. Natural Rock landscaping borders, river rock beds, mulch beds.

2 huge oak trees, 1 other large tree all in house yard.

2 raised garden beds. 3ft x 17ft

Shooting dug-out hole by pond.

Guest Home approx. 800sqft. Upgraded and added on 2008/09.

- Full kitchen, custom cabinets built on site. Granite.
- Recessed lighting, under cabinet lighting.
- Flat top range/oven
- Washer/Dryer hookups
- 2 large closets
- Vaulted bathroom with lots of storage, sky lights. Counter height sink, granite.
- Connected to main house with large patio breezeway.
- Fridge negotiable

Horse Barn:

- 80x60, with electric, plumbed.
- Concrete aisle, 13 ft wide. Clearance is 8ft at each end of barn.
- Peak of barn is approx. 18ft.
- Wooden beams are on 13ft centers.
- 4plug Electric at each beam and also 2plug above.
- 8 - 12x12 complete Priefert stalls, with double doors (going inside and also outside). 4 windows each, 2 door, 2 feed. Room for 9. These can stay or go, (I guess negotiable?). They are all on concrete beams. The first 4 stall slots are completely concrete.
- 13x13 Tack room with 2 double door entries.
- Open 13x13 area on concrete that can be cross ties or storage.
- Sloped rear concrete starting at end stall w side, for wash rack area. Concrete extends past rear of barn. Concrete ramp at front, E side.
- Fluorescent lights in each stall slot. Aisle flood lights. Side flood lights. Flood lights into the front riding area and back pasture.
- Loft, used for hay or other storage. Lighted. 26x13. Approx. 7ft clearance from loft floor to roof.
- 2 – 21ft x 60 sides complete the barn for trailer, RV storage. Animal shelters, etc. 11.5ft high clearance.
- 2 RV hookups
- Double gated drive under into pasture for turn around.
- Plumbed for automatic waterers.
- Fly spray system set up, cables, hoses, nozzles. Haven't been used in a while though. The tank and pump go.
- Runs east/west. Protected from north.

Goat Barn:

- Insulated
- Electric

- Window AC unit, stays
- Stall areas are raised clay
- Walkway is raised brick over concrete
- Water spigot in rear
- Double Dutch doors
- Runs east/west

Loafing shed in pasture with water. Currently housing goats. Hog panels go. Approx.. 24 x 24, protected from the north.

2 Chicken Coups:

- 1 Large coup with huge run and yard area, all covered. Open to ground, no floor. Stays unless they want it moved. (Neg)
- 1 small 4x5 shorter coup. Open to ground, no floor. (neg)
- Both have shelves/nesting areas. Roosts.
- Water spigot in the main coup.
- Automatic waterer

Fully Enclosed Well house. Storage benches/shelves inside. Electrical plug.

Pool:

- 44,000 gallon chlorine pool
- New variable speed main pump (2019)
- New Polaris pump (2020)
- Sun step
- Diving spring board
- Sitting area in deep end
- Pool room with electric. (currently storage)
- Pool equipment room
- Covered wooden pool deck approx. 10 x 25
- Rock privacy wall

Pond:

Size??

- Dock, floats but also has feet
- Never runs dry
- Stocked with Bass, 2 kinds of Catfish and perch

Shop: 2014

- 60x40 shop, fully concrete. 12ft drive through clearance.
- Electric, water
- 220v for welding

- Large overhang off front, concrete base
- 2 oversize sliding doors on each end (clearance?), walkthrough door