



KIM SODERBERG | REALTOR®  
Generating Opportunities for You!

## 13877 Tommy Smith – Additional Information provided by Seller

### Well:

January 2020 the water well and tank was replaced in it's entirety.

### Septic System:

The septic pump, floats, aerobic air compressor and control panel in 2018

### A/C:

The air conditioner a-coil was replaced in 2019. The AC system has been fully serviced recently.

### Generator Option:

There is also a 50 amp RV/generator electrical hookup at pole between house/shop.

### Pond:

Fountain Feature & Auto leveler pipe that drains to the street so you can control water level of pond.

### Shop Key Features:

- I-beam engineered Construction
- There is a concrete beam poured the entire length of the shop 50' long 2' wide 2' deep to support an auto lift being installed in any of the three bays
- 100 amp panel
- 220 volt drops at end of shop by breaker panel, back left corner of shop in two places and one in the ceiling for an auto lift in last bay
- Pro pressed copper air lines throughout shop with multiple drops down walls and ceilings
- Running water (hot & cold) inside shop

### Barn:

Loft space & has a water reel and water run inside the chicken coop for an automatic waterer.

### Everything that will be staying in the shop:

All high bay lights plus the two big ones, All 4 air reels, Sink, Uni strut shelf in rear, 2 front corner shelving, sound system speakers and wiring will stay in the garage

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