

## **8633 Hayes Street – above and beyond**

### **Home:**

New Radon detection system

Complete furnace overhaul

3 zone heating cooling system- all ducts cleaned

Sump backup system – 05-2019

New Vinyl in Living Room and Master Bedroom – 04-2019

Water Softener and Reverse Osmosis Filtration System – 08-2016

Replaced Microwave – 05-2019

Replaced Dishwasher – 05-2019

New Smoke Alarms and Electrical Outlet in Master Bath and Lights in Storage Area

Restained all decks on main house and barn apartment stairs Sept 2020

Under deck metal roofing and light/fan installation with planting for all-weather porch – 2018

All solid oak doors throughout home

### **Barn:**

Extra expenses – Priefert 12 x 12 stalls; 7 – four can be turned into double birthing stalls

Nelson automatic waterers with freeze resistant piping throughout the barn and shutoff valves at each waterer

Custom Amish feeders with grate for hay and bin for grain

2x6 barn construction with blown in insulation in all walls, doors and roof and walls in barn apartment

Propane heater keeping barn above 45F when desired

Exhaust/Intake fans to remove toxic urine vapors

Ceiling fans in each stall

French Drain system in every stall to drain all urine out of barn

Concrete floor except in dirt stalls that contain the drainage system

“Stall Savers” matting on all surfaces in barn that horses can walk on

Heated Water in Water Station

Lighting in Central Alley to avoid horses from injuring themselves with overhead in-stall lighting

10' x 60' completely finished manager/renter apartment above the barn with bathroom/shower with electric heat and air conditioner

Separate tack and shop areas

**Arena:**

Clear Span 80x100 Arena – designed to withstand up to 80 mph straight winds (it has withstood that already with no damage at all)

42' Height to withstand snow load

4x8 Board barrier between structure and riding area to prevent rider/horse injury

Hi volume fans to move air

Long Lasting Fluorescent lighting over the entire length of the arena

Propane line run to the Arena in case heated overhead fixtures desired in the future

Leveled base with sand footing to prevent horse injuries when riding/training

Solid place to tie a horse where they cannot break the wall or Carabiner inside the arena

Water outlet in arena for sprinkling – currently magn

**Run-in Sheds**

Two 8' x 20' frame run in sheds with 6k of dirt work for base (2019)

**Hay Barn**

Fabric with steel structure – holds about 400 small square bales

Separate from main barn by approximately 150 feet for fire protection

**Fences:**

Centaur horse fencing to prevent horse injury even when hit at full speed

Electrical fencing throughout 4 cross-fenced pastures

2 Pastures capable of all 4 wires being hot – all with rubber coated horse fencing

Alleyways between 1 pasture and all other pastures for Stallion or Mare-Foal Safety

Aluminum I-Beam Bridge over creek with 20 foot 4 inch treated beams to allow access to all property

Extensive Tree Clearing to allow Side by Side access around the entire property for ease of maintenance

Round Bale Feeders in every pasture (4) to allow for supplemental feed – accessible year-round

Temporary electrical fencing available for all 4 pastures to fence horses off pastures when muddy and keep them in the wooded areas

Cowboy gates on intersection of pasture cross-fences with back boundary fence to allow riding from pasture to pasture without dismounting and side by side access to perimeter of property

**Property**

House situated near crest of a hill that offers a view of the valley below and a horizon farm field to the East with no other structures visible.

Extensive draining – dirt work done throughout barn and arena construction to control water runoff

No flooding danger to property because of topography.