

31 Wells Rd

Notable Features & Upgrades

Main House

2 staircases

Bedrooms

4 bed rooms

Master upper level –stair case

Gabled ceiling, cedar closet

Master bath with pocket door, Jacuzzi tub, shower, granite vanity, tile floors and wall

Extra storage in eaves

Walk in closet – bonus area

Bedrooms 1 & 2 down stairs

Built in shelves in bedroom 2

Bedroom 4 – stairs up, dormer, large walk- in closet, ceiling fan

Living Areas

Living room with carpet, fan, cathedral ceiling, fireplace with wood insert, surround sound

Dining room, vaulted ceiling, wood stove, fan, hardwood floor

Family room hardwood floor

Note: All chimneys repointed, lined with metal exhaust pipes

Kitchen and Baths (remodeled in last 10 years)

Kitchen tiled floor, maple cabinets, granite counter, and washer dryer

Full bath off kitchen with tiled floor, shower, and granite topped vanity

½ Bath off entry hall with tile

Other interior

All season porch with baseboard heat & fan

Tile rear hall with large closet

House Exterior upgrades

Side porch to kitchen, composite decking

Roof replaced 2011 architectural shingles

Hardie board siding and upgraded insulation 2009

Most windows replaced

Patio (2008) 9 X11 Maxxus Sundance hot tub, fire pit

Large rear deck

Dry basement

Wood stove in basement with pipe lined chimney 2012

Chimneys repointed

Propane Furnace 2006 with central air

Forced hot air system 2 zones

Irrigation system surrounding house

Pole lights on timer

Generator hook up with propane line and electrical pipe for future generator install

Buried propane tank for house is owned 500 gallon

Office/Apmt Building

Office

Air conditioned

Keyless entry

Room for signage

Utility room for well with time clock, water shut off and sub panel for apmt

Downstairs Apartment

2 bed apartment approx. 850 sq ft

New carpets throughout

New kitchen and bath with tile flooring

New windows

Electric heat with 3 room controls

Separate meter for electrical

100 amp service

3 car garage

High ceiling heated, insulated

Oil furnace 275 gallon (tank in garage)

Pump for filling farm vehicles

Man doors on both shops

Garage door opener

Trailer outlet on garage

60 amp sub panel

Motion detectors on exterior lights

Front Barns

Hay loft with storage for 2500 bales

Mostly metal roof (original shingle on front part, no leaks)

Footings added 2003 barn rebuilt

Five 12 x 12 stalls, eight 10 x 10, 3 straight stalls, 1 oversized stall.

Large Tack room

Restroom (accessed from outside with full bath)

Lean-to for equipment storage and feed storage

Indoor Arena and stalls

240 x 65 indoor with knee wall and rough cut lumber paneling

Light panels in side and end wall with new metal siding on arena 2016

(14) 400w Metal halide high bay lighting in 2 zones for arena

Curtain drains in center and perimeter (3) 6 inch drainage pipes from end to end indoor ring.

Clay footing 6-8 inches deep for base, topped with clay/sand mix (10k)

Roof over original section insulated & replaced approx. 2006

Coverall building added 2009

12 ft door to exterior on either end of building for easy access, trailers

Dust control sprinkler system 4 zones with 8 heads

Seventeen 10 x 10 stalls

Heated lounge

- One way glass
- Kitchenette
- 400 watt heater,
- Pipes protected with plumbing tape and shut off

Main tack room heated with keyless entry and storage above

2nd tack room

Wash stall, hot & cold with blower

Soda machine

Alleyway lighting motion activated and synchronized

Wi- Fi hard wired router

Speaker system indoor/outdoor 8 speakers for arena and barn for music from your smart phone

Separate electrical service

Exterior Farm

Electrical

Underground service

200 amp service to house, 100 amp subpanels for office complex, apmts and Indoor Arena

Time clock for outside lights

solar LED motion lights for turnout

400 watt lights around building on timers

General

Drainage system from Indoor Arena to front of property and around perimeter

2 active wells, one for house, one for barns (can be switched) well for barn is new, 2 abandoned wells (1 hand dug one drilled)

2 septic's, house septic 15 years old by sign in front yard, second in garage 3rd bay. Last pumped 2014.

2 manure bunkers (manure accepted for free by Al Christensen)

100 x 200 outdoor with dust control system and pole lights

2 RV hookups with power and water

18 turnouts (frost proof hydrant for every other pen) 30x60

3 small pastures some grass

6 grass pastures (front pastures with 2 Nelson automatic heated waterers)

6 panel Preifert horse exerciser with remote control

Vinyl fence at front, border fence surrounds property

Electrobraided fencing on turnout pens and pastures

3.5 ton Feed silo currently in use

Wash stall hot & cold

Trailer parking area