

Upgrades Made to Farm

- New roof on barn – high rib PBR 26 gauge steel, everything with full panel runs so there are no horizontal slip seams
- Upgraded all lighting in the barn to LED lighting
- Sprayed 4 inches on average of closed cell foam insulation into the roof of the main 20 stall barn section
- In the 5 stall center section ceiling, installed steel ceiling inside of the barn
- Dug all stalls in the main barn and center section and added an average of 6 inches of clean stone to allow proper drainage for urine, then reinstalled mats and replaced damaged ones
- Repaired damaged wall in washroom – installed new plywood, put waterproofing membrane on top of the plywood, and then installed steel and caulked correctly
- Furred out and installed foam board insulation on the exterior of the barn underneath the vinyl siding, and installed the vinyl siding which is also insulated siding (roughly 1 inch of foam board on the exterior of the barn)
- Installed the stone wainscoting on the barn/barndominium
- New HVAC system installed on the barn apartment
- Installed a new vanity in the barn apartment
- Installed new toilet in the barn apartment
- New kitchen faucet and bathroom faucet in the barn apartment
- Replaced the refrigerator in the barn apartment
- Mini split put into the viewing room
- Repaired sprinkler system in the indoor arena
- Replaced the halogen lights in the arena with new high bay LED lights
- Built new barn doors (still need to have new ones built on the other end)
- Chip sealed the inside of the barn aisleway
- Chip sealed the driveway
- Replaced all barn apartment windows and retrimmed the windows
- Replaced ceiling fans in barn apartment
- Installed PEX water supply to 20 stalls in the main section of the barn so each stall could fill water buckets
- Replaced all hydrants on the farm
- Upgraded the pool to a saltwater pool by putting a saltwater generator in it (also has an ozone system which has never been hooked up or had a bottle put on it yet)
- Replaced the sand filter and pump motor

- Built raised garden bed
- Replaced numerous sections of fencing and started upgrading fencing to wire fence
- Replaced numerous gates (still in the process of upgrading and replacing fencing)
- Painted main large tack room and put epoxy floor coating down for traction and aesthetics
- Installed camera system on barn with 4K cameras
- Had main house upstairs HVAC system replaced with a Bosch DC inverter system
- Remodeled master bath
- Installed new drop ceiling tiles in basement and upgraded lights in those ceilings to LED
- Replaced floor in basement to LVP large format
- Replaced all bathroom faucets and toilets in the main home along with vanity lights
- Replaced kitchen faucet, refrigerator, washer, dryer, and range
- Built fire pit ring down in hayfield area
- Reestablished the trail system and maintain the trail system around the property
- Cleaned the hayfield up and have been able to maintain good quality hay out of the field
- Replaced three toilets in the main house
- Painted the front of the stalls with an industrial grade Sherwin-Williams paint
- Finished out the tack and feed rooms with cedar siding for aesthetics
- Added a Wi-Fi bridge network from the house to the barn to get Wi-Fi down there (could use a better Wi-Fi system in the barn)
- Added a cell phone booster inside of the barn that runs off the Wi-Fi
- Had fiber optic run to the house and the barn

Item that still needs addressed:

Inside of the main house, the sliding window panel needs to be addressed. There is a concession to be given to the buyer to repair this area.