

The house investment alone yields over \$80k in annual revenue if maintained as rental properties. Considering a cap rate of 9%, this translates to a property value exceeding \$800k solely for the house. If the property, barn, riding ring, paddocks, and other associated structures were valued at \$1.3M, the total property value would amount to \$2.1M, with a purchase price of only \$1.85M.

Recent Updates:

- New Septics for both the Barn and house
- New well pump

Barn:

- Lounge painted
- Water filtration system in the barn to remove sulfur
- New footing in large outdoor riding ring
- Repairs made to electric fence and replaced two electric boxes
- Studio apartment kitchen renovated
- New washer/dryer in 1 bedroom apartment
- Duct cleaning
- New barn door rollers
- New rear hayloft door and surrounding flooring
- Painted judge's box

House Renovation:

- Chimney repairs
- Foundation strapped and sealed, with new drains installed
- Repainted interior

Upstairs:

- New flooring in upstairs bedrooms and kitchen
- Upstairs new toilet, kitchen sink, hood vent, microwave, thermostats
- Deck repair and rehab
- Tree removal

Downstairs:

- Installed two egress windows - excavating 2 window wells, cutting the foundation, installing the windows, and building the wells
- New flooring in sitting area and bedrooms
- Added two bedrooms (walls, closet and walk-in closet
- Refinished entire bathroom
- Installed electric heating systems
- New electrical and lighting

FARM EQUIPMENT INCLUDED IN SALE:

- 2 Tractors -
 - Kubota 3130
 - Small Kubota
- 2016 Kubota RTV
- Parma Ring Drag
- 1 Zero-Turn Badboy 747zt Lawn Mower
- Dodge small pick up
- Ford plow truck with plow
- All Wheelbarrows
- Forks
- Shovels
- Rakes
- Muck buckets
- Feed & water buckets
- Water troughs
- Grain scoops
- Hoses
- Stall gates
- Feed storage bins
- Round pen panels
- Mounting blocks
- All furniture in the lounge
- All furniture in office

*Note that neither of the two pickups are in full working order.