

**House**

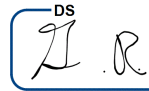
- a. Foundation- part stone, part concrete
- b. Well & septic 2003 (well 70 feet, no issued with water)
- c. In-floor heat provided by outside wood furnace
- d. Older farmhouse, took it down to the studs and completely renovated it with new insulation, drywall and new electrical
- e. Exterior is Hardy Plank
- f. Additions added n 2006/2009 with new windows (trim is oak and cherry)
- g. Roof asphalt- new in 2016
- h. 3 bedrooms- Primary bedroom has a large walk-in closet
- i. Full 4-piece bath upstairs, ¾ bath main level
- j. Laundry room on main floor (it and the mud room are an addition built on a slab – ¾ bath
- k. Deck – 6 x 23, plus 16 x 8.5

**DISCLOSURES**

- **All ages and measurements are approximate, Buyer to verify prior to closing, if deemed important.**
- **Land – More land could be available to rent or purchase, at an additional cost.**
- **Land Fill from a ditch will be removed by Owners, prior to closing at their expense.**
- **Solar Panel - Leased-to-Own -10 years remaining - \$122/month – can be expanded to accommodate a heat pump**



3/8/2024



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**ADDITIONAL INFORMATION**  
**Forms part of the Agreement of Purchase and Sale.**

**BARNs & BUILDINGS**

**1- Work Shop/Wood Storage**

- a. New oil tank in 2022
- b. Wood boiler with Oil boiler -5 years old, heats house too.
- c. Burns 10-12 cord/year
- d. 200-amp electrical service located in this building, feeds house and all barns
- e. Concrete floor is piped for in-floor heat
- f. Overhead door 16x12

**2- Detached 1-car garage**

- a. Power
- b. Overhead door
- c. Attached lean to for storage
- d. Concrete floor

**3- Pole Barn (built onto barn # 1)**

- a. Houses the well that feeds all barns
- b. Heated room with water connections to all barns
- c. Has solar panels for 8-9 Kw,
- d. 40x80 with 24x12 lean
- e. 3 large overhead doors
- f. Concrete floor
- g. Built 1991
- h. 12 ft ceiling

**4- Pole Barn (barn # 2)**

- a. Concrete floors
- b. Built in 1994
- c. Measures 54x112
- d. Barns 2, 3 & 4 are rented (woodchip storage/car rental space)

**5- Pole barn (barn # 3)**

- a. 82x120
- b. ½ cement, ½ gravel
- c. Build in 1998
- d. Open faced barn to the south

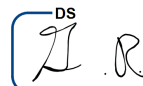
**6- Pole barn (barn # 4)**

- a. 84x120
- b. Full cement floor
- c. Built in 2001
- d. Open Faced to the south

**7- Grain Tank**

- a. 150 Ton capacity- 20-21 ft wide with full ventilated floor for canola
- b. Self-unloading auger

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