***AMENITIES/UPGRADES FOR 16430 S ELWOOD AVE***

**PROPERTY**

**19.5 Acres in native prairie grass w/some bermuda**

*Property completely enclosed by pipe fencing and coated cable and some cattle panels*

*Pond in back pasture*

*60’ White oak round pen*

*(3) Separate pastures each with run end sheds*

*(2) Double-Sided Muraco waterers that are heated and accessible from all three pastures*

**HOUSE**

*30’ x 60’ Building*

*900 sq ft living space*

*Fully insulated garage with sky lights*

*Blown-in insulation in attic*

*10’ x 20’ Covered front porch*

*(1) Bedroom*

*(1) Bath w/large shower with bench*

*Washer/Dryer hookup*

*Stained concrete floors*

*Pella windows w/2” faux wood blinds*

*Oversize insulated 2 car garage*

*4’ x 8’ Family Safe tornado shelter*

*Frost free faucet inside fenced yard*

*Black chain link fence on 3 sides w/ multiple gates*

*Aerobic system (replaced circuit board 2022)*

*Oversized Trane heat/air unit*

**MAIN BARN**

*48’ x 75’ x 14’*

*Fully insulated w/ sky lights*

*(6) Oversize 16 x 16 custom European stalls with fans and feeders and access to paddocks from each stall*

*Square bale storage area*

*Frost free water faucet*

*Custom stocks*

*Walk-thru door*

*(2) 14’ Wide overhead doors*

*(3) Separate paddocks with overhead cover from weather*

*(3) Separate pastures*

*12’ x 24’ Tack room*

*On demand hot water / large oversize utility tub*

*Heavy duty outside hitch post*

*(2) Outside frost free faucets (1 at each end of barn)*

**STORAGE BARN/WORKSHOP**

*21’ x 36’ x 12’*

*Air conditioned /heated (replaced August 2023)*

*Sealed concrete floor*

*Walk-thru door*

*Large overhead door*

*Security system (replaced October2023)*

*Built-in shelving stays*