



**856 S. CROSS BRIDGES RD. MT. PLEASANT, TN
THINGS TO KNOW ABOUT FARM**

PROPERTY IS IN A GREENBELT (DISCOUNTED TAXES)

UPDATES TO FARM

NEW GAS STOVE TOP 2024

NEW HVAC UNIT 2024 – 3 YEAR WARRANTY TRANSFERRABLE TO NEW OWNERS

NEW HOT WATER HEATER 2024 - 2 YR PARTS WARRANTY & 6 YR MANUFACTURES
WARRANTY

NEW ROOF - ENTIRE HOME, POOL HOUSE AND 3 CAR GARAGE

NEW HARDI BOARD SIDING ON ENTIRE HOME 2023

STORM SHELTER 2023

ENTIRE EXTERIOR PAINTED - HOUSE, GARAGES, ETC. 2023

ALL NEW CARPET DOWNSTAIRS 2023

NEW LANDSCAPE 2023

ALL NEW POOL VALUES - 2023

ALL NEW BLINDS IN HOUSE, 2 CAR GARAGE AND 3 CAR GARAGE 2021

RIDING ARENA BUILD 2022

DRY LOT WITH GRAVEL 2022

**NEW 36X48 BARN WITH 12X48 OVERHANG W/ 50 AMP OUTLET FOR RV/HORSE TRAILER IN
2020**

CONCRETE DRIVEWAY TO BARN AND ALL NEW 4 BOARD FENCE ON PROPERTY IN 2020

ALL NEW LIGHT FIXTURES AND CEILING FANS 2020

UNDER HOUSE ENCAPSULATED & DEHUMIDIFIER INSTALLED W/ INSIDE
THERMOSTAT

2020

ALL NEW ELECTRICAL BOXES AND BREAKERS 2022

WROUGHT IRON FENCE ADDED ON BOTH SIDES OF POOL AREA 2020

AUTOMATIC HORSE WATERER 2020

NOTE: Home was totally remodeled with almost everything new in 2017. All new kitchen, new bathrooms, new floors throughout, new granite, marble entry hall, new pool and entire back entertainment area added (outdoor covered patio, outdoor bathroom, outdoor bar and kitchen and 3 Car Garage all added in 2017)

HAY: Our neighbor will cut hay off the approx. 13 acres fenced (not including front paddock) and store the round bales. You can get a min. of 3 cuttings per year at 35 round bales each cutting. For an approx. total of 105 for year. This is then split with the neighbor that provides the labor to harvest and bale the hay. Which means you would get approx. 50 bales per year to use or sale. If you use them, it would feed approx. 10 to 15 horses through the winter or you could sale the bales at \$55 each which is a total of \$2,750. This neighbor will also bushhog the fields if you do not need hay for \$200. We usually cut the field once every 2 months from May to October.

LUXBid

LAWN MAINTENANCE – We cut our own grass but our weed eater cuts it when we are out of town. He weed eats every other week for \$175. It depends how much grass you want cut as to how much he charges. It is between \$100 to \$175. The \$175 pays for everything around the house and barn, front paddock, riding arena and everything behind riding arena and barn, approx. 5 acres total. Note: We bought a top of line Skaggs Cheetah Zero Radius Mower for \$13k. We will probably be selling it but not with sell of home. It is worth at least \$8k and only has 238 hours.

WINTERIZING POOL: The pool is a commercial grade pool and does not have to be winterized, covered or emptied like most residential pools. It has a winter mode that you turn on in the winter than once the temp hit below 36 degrees it automatically turns on all the pumps and circulates the water through all pipes so that it doesn't freeze.

HORSE BOARDING: We have had several people approach us about boarding horses over the years. You could charge approx. \$500 to \$1,000 per horse per month depending on if it is pasture board/self care or full board.

BARN: All dividing walls can be easily removed if you wanted to turn the horse barn into something else. All Stall mats, fans and hay racks come with the sell as well as the feed bin, shelves and blanket rack in the tack room.

FENCE: Back yard directly behind pool has additional wire fencing over 4 Board fence to make it a dog fenced yard.

OUTDOOR FIREPLACE: It is a wood burning. But it has gas run to it. We use the gas to easily start the fire and then turn off once wood is burning.

PAINT: We have excess paint for ALL paint colors in the house. Plus extra white ceiling paint.

EXTRAS: There are extra tile for pool tile border, extra outdoor BA tile, extra marble tile and extra wood for outdoor ceiling. Also, we will leave the box of air filters for the dehumidifier under the house.

ATTIC: 3 Attics for storage.

GARAGES: Both 2 Car and 3 Car Garages are insulated.

Note: Natural Gas – indoor and outdoor fireplace, kitchen stove, outdoor fire-pit, heat and pool heater.