

SINGINGWOOD INFORMATION

FYI: Singingwood Lane is named after Singingwood Stables.

INCOME POTENTIAL Lots of great memories will remain here forever. Our wish is that the new owners will enjoy being here as much as we have. We have always operated this property as income property. If it is your desire to also generate income here you will have the rights to use the Singingwood name which is already recognized by many in our area.

Singingwood Stable Singingwood Kennels Singingwood Kartway

Here are just a few of the income ideas:

Boarding - stall and pasture	Breeding
Training	Stallion collection
Riding instructor / Riding lessons	Mare boarding for shipped semen
Buying /selling horses to students	<i>(we have great vets nearby)</i>
Kids horse camp	Overnight stay for horses traveling I-81
Horse shows	Creeper Trail riders overnight
Tack sales	

Outdoor & Recreation Areas

Everything on the outdoor kitchen area can be included with the sale with the exception of the Primo Komodo grill also known as the "Black Egg" and the grill cart it is in. The Primo and cart can be purchased separately for \$1400.00

The retractable awning over the outdoor kitchen will stay.

The Deep Infrared sauna on the bedroom screened porch is not included. Sauna can be purchased separately for \$3400.00

Pool table is not included but can be purchased for \$1500.00

Extras

We will provide a **HOME WARRANTY!** Ask your agent for all the outstanding benefits this warranty offers you.

Public water is currently being connected with all costs paid for including the total cost of the water meter.

Radon mitigation system is installed and working.

Security system is installed and currently monitored with ADT. This includes 2 key pads (one in master bedroom) as well as a keyless entry fob.

Outdoor generator hookup professionally installed and approved.

There is also a water well that is disconnected at this time but was in great working order when we discontinued use.

Coded keyless entry on pool room door and laundry room door.



After the Sale

Because we still operate the farm we have not offered any equipment for sale because it is needed and constantly used. Upon sale of the farm we will also have for sale lots of tools, equipment, etc. Among other items are:

- 1 John Deere tractor
- 1 Ford tractor
- 1 gooseneck 4 horse trailer
- 1 manure spreader
- 1 Gator

Several other pieces of farm equipment such as bush hog, finish mower, riding mower, hand tools, weed eater

Around the House

Hot tub is included. It is serviced yearly and I can provide contact information of our service provider if the buyer would like to have that.

All built in kitchen appliances are included plus the refrigerator & trash compactor. Notice the garbage disposal & filtered water system under the sink.

All window treatments are included.

The washer & dryer, refrigerator and freezer in the laundry room are not included.

Exercise equipment is not included but can be purchased as a package deal for \$400.00

The Gate

The entry gate is operated by the key pad at the gate or your guests can call you on any phone you desire by pressing a designated key on the pad. You can talk with your guests, let them in remotely or ignore them. YOU will have easy access with a wireless remote.

FYI: The gate and entry system costs about \$10,000.00 Just thought you would want to know.

We are open to negotiate any of the above items with reasonable purchase offers.