

CHISHOLM SKY FARM INFORMATION

1753 Hwy 62 East, near Tabler, Oklahoma 73018

HVAC / Energy Efficiency Related

- 16 SEER A/C & Heat Pump with Propane Emergency Heat and Integrated Humidifier
- Double Insulation in Exterior Walls (R-30, air gap, R-6); R-30 in Ceilings
- Insulation between First Floor and Second Floor (R-30) – very quiet
- Insulated Well House with Propane Heater; 500 gallon Propane Tank
- Double Paned Screened Windows; Highest Electric Bill in the summer of 2009/2010 was \$150

Farm House / Shop Utilities

- Underground Electric, Telephone and Water; Underground Wiring to Front Gate & Entry Lights
- Underground Satellite TV and Satellite Internet (connected to Well House via data conduit)
- 100' Water Well in Well House with Surge/Pressure Tank and Spare Pump
- Well House Wired with Transfer Panel for Easy Backup Power (gasoline or propane powered)

Barn / Workshop Area

- 2025 sq.ft. Shop / Barn area with Skylights, 12' x 14' Barn Doors and Extra Thick Foundation
- Optional RV "dump port" on shop floor to allow for access to septic
- Overhead Lighting, Shop Sink, Multiple Large Storage Areas off of the Main Floor
- "Drive-through Barn" Design; Spare Power Conduit from Breaker Panel to Well House

Technology / Safety

- Hardwired, Monitored Security System with Two Keypads (Shop and Master Bedroom)
- Telephone, Internet and Cable TV Drops at Multiple Locations in Every Room
- Network Wiring Center for Wireless Ethernet, Backup Battery and Network Printer
- 6" Data Conduit from Network Wiring Center in Farm House to Well House
- Family Room / Great Room Wired for Surround Sound, HDTV, Large Oversize Ceiling Fan
- All Downstairs Areas with 36" Doors, Wheelchair Accessible
- Above Ground Solid Steel Tornado Shelter Bolted to Foundation (Family-Safe-Shelter)

Downstairs Amenities (1725 sq.ft.)

- Recessed Lighting, Granite Counter Tops, Custom Cabinets, Custom Kitchen Sink
- All New Built-In Appliances (Double Oven, Microwave, Dishwasher, Disposal)
- Walk-in Pantry with Automatic Lighting
- Large Vent-free Propane Fireplace with On/Off Switch for Easy Use
- Utility Room – Custom Tile, Sink, Propane Dryer and Washing Machine
- Master Bath – Oversize Jetted Tub, Tiled Shower, Granite Countertop Sinks, Lighted Linen
- Guest Bath – Granite Counter Top Sink, Custom Farm House Decor

Upstairs Amenities (736 sq.ft.)

- Large Sitting, Bed, Entertainment and/or Home Office Area with walk-in closet
- Integrated Bathroom, Toilet and Linen Closet
- Unfinished Upstairs Storage Closet, ready for completion as cedar closet, kitchenette or storage

Back Yard and Main Garden

- Propane Grill with Quick Disconnect
- Patio Table, Chairs and Umbrella
- Sprinkler System (9 Zones) covering Main Garden (3 Zones) and Back Yard (6 Zones)

Acreage

- Large Assortment of Wildlife (deer & turkey mostly), Wildflowers, Plants and Birds
- Spring-fed Pond in the Middle of the Property with Outstanding Views
- Unfinished Deep Dry Pond, ready for final completion; 40' x 60' irrigated garden
- 29.7 Acres of Land; Bermuda Grass & Bluestem Grass with 3 to 4 cuttings/year
- Large Wooded Areas; Large Meadows with natural deer blind; Historic Rock Outcroppings
- Hilltop Summit Area Suitable for Observatory or Gazebo with 10 to 15 mile views