

Walnut Ridge Farm LLC Information

Morton Riding Arena and Horse Stall Barn

Indoor Arena size: 66 feet wide x 160 feet long x 16 feet clear height
Partially insulated
10,560 square feet

Stall barn size: 36 feet wide x 160 feet long rafter barn
Fully insulated
5,760 square feet

Total Size: 16,320 square feet

Built: Built 2000

A. Commercial Building

This facility was permitted, constructed and inspected as a commercial building. This building exceeds the state of Wisconsin ILHR CH 54 standards for commercial facilities including but not limited to:

1. Wisconsin snow and wind loads which translates into nearly 50% heavier structural framing and footings.
2. The foundations of the stall barn were oversized to allow the middle two columns forming the aisle way to be removed in the event a use requiring clear span was sought for the rafter barn. The framing over the inner horse stalls is readied for a continuous mezzanine that has started at the west end.
3. Wisconsin's Energy Code (for rafter barn) meaning: the under slab, perimeter walls and roof insulation package exceeds the state requirements for heat loss which translates to lower energy upkeep costs.
4. Commercially inspected heating plan including a sealed combustion propane boiler coupled to a sealed combustion propane water heater, circulating pump and back up circulating pump feeding in slab hydronic heat (wirsboe tubing).
5. Commercially inspected plumbing system including:
 - a. State of Wisconsin commercially permitted and inspected septic tank, pump chamber and drain field sized sufficiently to accommodate assembly hall occupancies, i.e. separate men's and women's room each with two water closets, two lavatories and one ADAG shower. The buildings sanitary flow capabilities are large enough to handle most all ILHR chapter 54 building uses including veterinarian clinics, etc.

- b. There is significant under building plumbing roughed in to accommodate; the inclusion of water cooled air conditioner condensers placed in the mezzanine, and/or an apartment like dwelling unit to monitor horses, etc. The barn complex has connecting buried conduits for electric, phone, water and propane to the other two barns.
 - c. The building utilizes sealed combustion hot water (propane) and has water softening and micro filtering equipment on its own well and septic system, independent of the house systems.
- 6. The building's electrical facility, 200 amp main with 3 square D distribution panels, is also commercial and all in E.M.T. conduit. The lighting system exceeds the state's energy codes by utilizing state of the art rapid start metal halide low bay light fixtures.
 - 7. The building meets the state's ADAG disabled persons codes through the use of at-grade entrances, ADAG bathroom/shower facility, lever lock door handles and the like.

In addition to being a commercial building which adds significant costs above and beyond an agricultural pole building, it should be noted that the building utilizes many Morton Building upgrades including, but not limited to:

B. Morton Building Upgrades

- 1. The best steel and paint system that Morton Buildings offers. The roof top is forest green plastisol paint which is very thick and pliable with a 20 year paint warranty. The side walls and wainscoting have Morton's Kynar paint finish with a 20 year warranty. These paint systems, while initially expensive upgrades, insures that future expansions or modifications can be made with no apparent paint color fading, except the shudders.
- 2. The entire perimeter walls utilize Morton Building's rodent barrier which provides continuous horizontal pressure treated wood with a PVC plate at the bottom to barrier rodents, insects and the like.
- 3. The indoor riding arena is equipped with a continuous north facing clear story light, as well as massive 24 foot by 16 foot high alumina steel sliding doors. These doors allow for full length semi-tractor trailer trucks or 12 row crop machinery to enter, turn around and exit the building. Allows hunter-jumpers as well.

C. The Stall Barn Has Premium Low Maintenance Appointments

No expense was spared in building out the inside of the stall barn. This section was trimmed by true craftsmen, as well as ourselves and our friends. Lots of time was spent on details, including, but not limited to:

1. All the horse stalls are made of 2 inch solid oak boards, laid ship lapped for a tight fit. The oak is stained and varnished for good appearance and hygiene. The sidewalls or dividers between the stalls are channel set and are easily removed to provide a double stall should the need arise.
2. The stall fronts and the main isle way are trimmed with varnished pine boxcar siding. Antique solid wood raised panel doors which were salvaged from the 1922 State Office Building add character to the building's interior. A glass block wall light and a trophy cabinet built in are extra detail treatments. The stall door assemblies and the outside window safety grating are custom colored powder coated steel finish.
3. The extended eave facing south is equipped with sliding ventilation doors for good air flow through the barn. The low E thermopane windows with screens also open and actually lift out for cleaning, as the window safety grating folds down for full window access.
4. There is a carpeted viewing room with glass doors into the riding arena and a break sink, cabinets, wet bar and microwave.
5. There is a spacious boarder's tack room, as well as a laundry facility, along with a feed room, salt water conditioner bathroom with shower and heavily matted horse shower area. There is also a plumbed vacuum receptacle that was not set up, as well as concreted footings under the mats for a portable vet stanchion if need be.
6. New indoor arena footing 2010.

D. The Horse Operation Only Utilizes 8.75 Acres

1. The commercial horse facility was carefully placed on the property for its current use, and future flexibility or other uses. It is equipped with its own utilities for triple wet leases or even subdivision. There is ample room for parking on 3 sides of it, and the fence along Oak Park Road already has the gate posts set for a separate street entrance.

See October 9, 1994 letter of transmittal for the conditional use and the site map. The mathematical acreage was set at 8.31 to allow two more 35 acre

agriculture 1 land divides for occupiable farms. There is little to no governmental permissions needed.

2. Significant earth moving and grating was performed to level the site and make a first class street impression. Consequently, the building has excellent drainage characteristics.

Red Barn

1. 30 feet x 40 feet (2 levels) – doesn't freeze in winter
2. 4 horse stalls on lower level, 1 standing stall, and small stall
3. A large hay mow second level
4. New electrical panel and wiring are in metal conduit (100 amp square D)
5. Indoor water hydrant
6. New roof approx. 2013

White Barn

1. 25 feet x 100 feet (1 level)
2. 4 horse stalls with large outdoor paddock
3. Storage in the front portion, concrete storage mid portion
4. Is framed of dimensional lumber stud walls with wood trusses (i.e. not a pole barn)
5. New Electric panel (square D) – currently not working, no idea why
6. Indoor water hydrant with large drain cover

Garage/Workshop

1. Multiple bins to store anything needed for repairs.
2. Work table for projects as well as commercial air-compressor for farm needs.

Outdoor Riding Arena

There is a roughly a 260 feet long by 100 feet wide outdoor riding arena fenced and fully engineered footing with slight slope, clay bottom, sand top, for quick draining and horsemanship.

Significant Hardwoods on Property

The woods have significant hardwoods such that forestry buying agents have approached us on multiple occasions. The hardwoods I can think of are cherry, walnut, hickory, aspen, oak and elm. Am against forestry management or harvest, but there is significant value there.

House

The house has complete newer HVAC, newer vinyl siding and insulation, newer electric panel and wiring (200 amp square D), new metal roof 2008 and a newer septic tank and septic work, including pipe replacement, new electric water heater 2017, newer oil furnace 2008 (?) etc. Water tested 2014 or 2015 through WI, again ok. Same with barn well.

Land Lease

Approximately 24 acres are currently being leased by neighbor for crops at \$250.00 per acre, which is low but they help (3 generations) if in need. There are approximately another 25 acres + that could be leased out but currently is left idle by choice for wildlife habitat. Was previously used by prior owner for pasture who then leased for corn/mint. Due to drain field neighbor put in, is drier land.