

Unique things about our home/ranch:

We designed this home with a custom builder who built rustic/log homes for his clients. We sat down with their designer and created the plans for this home.

This was going to be our forever home, we were going to spend the rest of our lives here and then leave the place to our daughter. Along the way she got married to a young man down in Caldwell and that was that. Now we have a grandson down there and we are not getting any younger so the time has come for us to sell the ranch and relocate to be closer to our daughter and grandson.

1. The Main House: Construction began in August 2011. The home was finished in 2012 and has many custom features.

The kitchen is equipped with professional grade appliances with a "Wolf" gas stove with 6 burners, a griddle and two ovens (one a convection oven). Both ovens has temperature probes so the "Chef" can watch the internal temp of the food being cooked to perfection. There is a "Subzero Refridgerator/Freezer as well as a Subzero Wine Chiller in the kitchen. There is also a very nice "Wolf" Microwave under the kitchen counter. We picked out the granite used on the counters throughout the house. The master bath has a walk in shower. Wood Log siding is used in the master Bed Room, the great room and as an accent wall in both the guest and came from a lumber mill in Montana. The ceiling room in the great room has exposed wood beams and logs. We've had guests who were formers Back. Country outfitters/guides/wranglers in Montana,

Colorado, Idaho and Wyoming and they made the comment they felt like that were back in a fine hunting lodge in those states when they came to see us.

Floors throughout the house are stained concrete with the exception of the master bath room which has "Life Proof" vinyl wood flooring installed.

The back wall of the living room has double paned high energy efficient windows in the large wall facing the land providing beautiful views of your cattle or wildlife including Deer, Wild Turkey, Hogs, Birds. The back porch is wide enough for several to sit out on in the evenings visiting, enjoying the fire pit with fire glass and ceramic fire logs to take the chill off on cool or cold evenings

All windows on the house are double paned energy efficient glass. Each window has custom shutters, the ceiling fans in the living room and loft are From a supplier in Colorado. The back doors have Phantom Screens Installed in order to keep the back doors opened to let fresh air in on nice days.

Insulation: all exterior walls have sprayed foam insulation. The house stays warm in the winter and cool in the summer.

The house has a concrete slab with 32 concrete piers in the ground under the slab. The main house has an iron fence around the back yard in order to keep pets safe and the front yard and side yards have perimeter fencing to keep livestock out.

AC's: the house has two Trane Brand Commercial Units. One on each side of the house in separate rooms in what would have been attic. Those rooms are climate controlled with spray foam insulation in the roofs and walls. The temperature in those rooms where the units are located are the same as the rest of the living area. The living room has 4 inch thick insulation foam panels in the ceiling under the roof.

Fireplace: Large Wood Burning with large stone chimney will keep the living area warm on the coldest nights. In the great blizzard of 2021 when our temps got down to -10 degrees we stayed warm in the house. The electrical grid we are on stayed on pretty much throughout that ordeal. There was minimal disruption in electrical service during that time. The stone used on the fire place and chimney is the same as the stone used on the exterior and the mantle is a pretty good piece of cedar log finished with lacquer. We get a lot of comments about that mantle from guests. Stair up to Loft area: was custom designed and built by the contractor and his crew. Built out of cedar exclusively, the stairs are wide and deep so no one has a problem with narrow/short steps. The railing was shaped and built by the home builder and finished with lacquer and is beautiful. The house has a concrete pad for additional parking.

Sprinkler system in front and back yard. Back yard is fenced separately with a black rod iron fence.

2. Land: 160 acres +/- . The perimeter is fully fenced with 6 strand barbwire, a 60 acre pasture for cultivation is fenced off with two gates for entrance. The place is set up into 4 separate pastures. The 60 acre pasture is the largest and we've grown wheat in that pasture and grazed cattle in that pasture. The remaining pastures are native grass with mesquite trees. All 4 pastures have a tank/pond for watering cattle. Three of those tanks have never gone dry on us since we bought the place in 2003 (18 years and we've had some hot years during that time. We were in a big drought back in 2011 for a couple of years and 3 of those tanks did not dry up and provided water for livestock throughout that drought. Those same three tanks are all stocked with fish. The big tank in the SE Corner of the place is the biggest tank and has some good largemouth bass in it. I've caught fish that weigh 6, 7 and 8 lbs. out of that tank. I've never taken any of those large

bass out of that tank since we bought the place and I've added more bass and copper nose perch to those tanks as well as cat fish. We hunt Whitetail Deer, Ducks, Quail, Turkey and Dove here and we've had great success over the years. We get a lot of white wing dove here from town as well as mourning dove. There is a 400 lb protein feeder for deer that will convey with the place.

We have water run to the working pens for a water trough for livestock.

The horse barn has 4 horse stalls, a wash rack w/drain and feed/tack room that has two lockable walk in doors.

Construction is all metal exterior with a steel frame. Has a concrete isle down the middle. It has two big roll up doors (1 on both ends of the barn.). All 4 horse stalls have automatic waterers for the horses (and they have heaters to keep the water lines from freezing). There is a small grazing/loafing pasture attached to the horse barn. Water is provided by a water line that runs from a utility shed by the little old farm house with a 1400 gallon black water tank with a pressure pump to keep the line pressure at 40 psi. I fill that tank from the county water line to our place. The horse barn has a "Big Ass" over head fan that circulates a lot of air throughout the barn. It also has two "Big Ass" LED LIGHTS hanging from the ceiling of the barn that provide more than ample lighting at night.

The place is set up and ready to go for horses, cattle, 4H or FFA projects or just enjoying the country life and privacy. There is a set of working pens in place. Includes a Pearson Squeeze Chute, Sweep, Alley and head gate. The chute and alley are under a cover. There is a security light over the pens for tending to cattle at night should one ever need to (sick/calving/etc). There is also a 300 gallon red diesel tank that will convey.

3. The big barn is used to keep equipment stored away and protect that same equipment from the weather. Construction is wood pole barn with rock floor and metal sheeting on roof and sides. One big roll up door and a side walk in door.
4. The Little Old FarmHouse: was here when we bought the place. A family that originally bought this place many many years ago lived it that house. The farm house was used as a hunter's cabin by a previous owner and it was in rough condition. We don't know a lot about the history of that house. It's not set up for living in it. Toilet works, water is run to that bathroom but that's it. We use it for an office for my wife and a hobby and storage rooms for both of us. No real value. We had talked about tearing it down and building a new Office with rooms for our hobbies but never got that far.
5. We also have a Metal Cover with rock drive for parking a Horse Trailer / RV under to protect your property from weather. It has electrical power run to it so you can charge your batteries on the Horse Trailer Living Quarters or RV.