



Information Sheet for Equestrian Property

Property Address: 8 Robinson Rd Rochester MA 02770

Barn Size(s): 36x84 10 stall ? 10 stall
Builder: Armenian ? poor structure

of Stalls: 29 total

Size of Stalls: 10x12, 12x14(2), 12x12

Stall Floors: 10 w/ Mason concrete, Balance, matted on stone dust

Special Features: Fans in Indoor, Main Barn.

Frost Free Hydrants: Yes ☒ No ☒ ⁵ Location(s): 1 at top barn, 1 below 2 by poles

Hay Loft: Yes ☒ No ☐ Loft Access: NO Loft Capacity: N/A

Tack Room: Yes ☒ No ☐ ^{x2} Grain Room: Yes ☒ No ☐ ^{x2}

Electricity: Yes ☒ No ☐ (separate meter? ☒ Y ☐ N)

Heated: Yes ☐ No ☒ If yes, (where / how): _____

Wash Stall: Yes ☒ No ☐ If yes (circle): hot water heat lamp Exhaust

LAND: Total Acreage 15.49 Open/Cleared/Fields 3/4 of it

Paddocks (quantity, fencing, approx sizes): 13, mixture of wood rail, metal
panel + elec.

Outdoor Ring: Yes ☒ No ☐

Size: 75x110 Footing: sand + stone dust mts.

Indoor Arena: Yes ☒ No ☐

Size: 105x61 Detached/Attached Detached

Sprinkler System: Yes ☐ No ☒ Footing: pond silt

Trail Access: yes - on prop only - no adjacent property



Utilities & Services

Property Address:

60 Robinson Rd

ELECTRIC:

Company Name: EVERSPARK

Approximate Monthly Cost: House 1 - 2-300, Barn 0-150, House 2 - 150.

If electric in barn, separate meter? yes

HEAT:

Type of Heat: oil

Location of tanks & above or below grade? House 1 below 1 - House 2 outside 1

Fuel Provider Name: Kochera Oil, Ashcroft MA

Approximate Annual Cost: 2-400 dep on season

WATER: Private well ☒ or Public water ☐

If public - approximate monthly cost: _____

If private - location, depth & flow rate? under shed, 165' - App 60 gallons/min

Who does work on well? _____

CABLE / SATELLITE / INTERNET COMPANY: Verizon

Company: _____

HVAC Service (Heat / AC):

Company Name: Robb's oil burner

SEPTIC: Private ☒ Public ☐

If private, who last pumped and / or conducted Title 5 2022

Location of septic system: ① Rental - to right of porch ② behind house

TRASH / RECYCLING SERVICE:

Company: Town Service

Trash Pickup Day: Fridays. Recy e/o Friday

OTHER:



Property Inclusions / Exclusions

Property Address: B Robinson Road, Rochester MA 02720

Inc = Includes; Exc = Excludes; NA = Not Applicable

Inc	Exc	NA	APPLIANCES
☒	☐	☐	Refrigerator
☒	☐	☐	Oven / Range / Hood
☒	☐	☐	Microwave
☒	☐	☐	Dishwasher
☐	☐	☒	Add'l Refrigerator
☐	☒	☐	Stand Alone Freezer
☐	☐	☒	Garbage Compactor
☒	☐	☐	Washing Machine - Clothes
☒	☐	☐	Dryer - Clothes
☐	☐	☒	Wine Chiller

Inc	Exc	NA	INTERIOR ITEMS
☒	☐	☐	Blinds & Shades
☒	☐	☐	Curtains / Drapes / Rods
☐	☐	☒	Pellet Stove
☐	☐	☒	Wood Stove
☒	☐	☐	Fireplace items

Inc	Exc	NA	BARN / FARM ITEMS
☒	☐	☐	All Fencing <i>(Excluding 1 round pen panel set)</i>
☐	☐	☐	All Gates
☒	☐	☐	Stall Mats
☐	☐	☐	Bridle Brackets
☐	☐	☐	Saddle Racks
☐	☐	☐	Blanket Racks

Inc	Exc	NA	SMART DEVICES (i.e. hardwired smart thermostats, doorbells, security cameras, etc.)
☐	☐	☒	
☐	☐	☒	

Inc	Exc	NA	OTHER ITEMS
☐	☐	☐	<u>2 EZGO work horse utility cars, Grain Bins (7)</u>
☐	☒	☐	<u>Kubota 4150 tractor, Pater's ATV, tack, miscellaneous equipment</u>

Inc	Exc	NA	EXTERIOR ITEMS
☐	☐	☒	Garage Door Openers & Remotes
☐	☒	☐	Gas Grill
☒	☐	☐	Hot tub & equipment
☒	☐	☐	Pool & pool equipment <i>(Intex)</i>
☒	☐	☐	Satellite Dish
☒	☐	☐	Storage Shed
☒	☐	☐	Storm windows
☐	☐	☒	Storm Door
☐	☐	☒	Play Swings / Play equipment
☐	☐	☒	Invisible Fencing - Dog

Inc	Exc	NA	MISCELLANEOUS ITEMS
☐	☒	☐	Generator
☒	☐	☐	Firewood
☒	☐	☐	Garage Shelving
☒	☐	☐	Work Benches
☒	☐	☐	Window Air Conditioners

Inc	Exc	NA	
☐	☒	☐	Farm Name / Sign
☐	☐	☒	Automatic Waterers
☒	☐	☐	Mounted Hay Racks
☒	☐	☐	Mounted Feeders
☐	☐	☒	Round Pen
☒	☐	☐	Cross ties

Additional Comments:

* Farm name/sign dependant on existing program to remain.

Seller

Date

Seller

Date

Buyer

Date

Buyer

Date