

## Additional Information for 49509 Co Hwy 53, Perham

- Generous 38.5-acre hobby farm! Do not miss out on this perfectly setup, well maintained, and one of a kind hobby/horse farm with a newer constructed one level home, and multiple out buildings. Currently set up as a horse boarding and cattle ranch. This property has multiple additional use options including a semi shop, toy storage, hunting, and more! The property features a beautiful 2015 one level home with 4 bedrooms and 2 baths, with a master bedroom and master bathroom, high ceilings, walk in closets, granite window seals, hickory kitchen cabinets, and stainless-steel appliances. There's an attached 2 stall heated garage, detached 3 stall heated garage, multiple out buildings included a 60x160 horse arena, riding pen, pole sheds, storage sheds, shelters, and multiple lean-to sheds. With 8 boarding stalls, 5 summer pastures, and 6 winter pastures, this property will meet all your hobby farm and ranch needs. Please see the additional information page under the documents for all the details on this property.
- Located only 9 miles from Perham, 16 miles from Frazee, and 12 miles from New York Mills, and 2.5 miles from Bear Lake, and has 3 school district options. If there's not enough wildlife already, this property is close to 300 acres of state land!
- Home was finished in 2015 with ICF Insulated poured concrete walls with 12 inch block. The walls are approximately 15 feet and go approximately 6 feet into the ground. There's over 100 yards of concrete in this house. 8x56 porch area on the front of the house. The 4 season room does not have ICF concrete walls, as it was added later and is stick built. The home has all steel exterior, a heated double stall garage, and 36 inch door throughout. The kitchen has hickory cabinets and stainless steel appliances. There is a bonus 4 season room heated with a propane fireplace, which was stick built and added on. There is 28 inches of fiberglass in the attic.
- The propane tank is a 1000 gallon tank. They typically go through 10-14 chords of wood per year with the outdoor wood boiler.
- The basement is 12x16 constructed out of concrete block. This was made for a safety shelter area, and a utility room.
- The electric bill for the last 12 months for the whole property was \$2628.96 which averages out to \$219.08 per month for electricity.
- **TV's are not included with this listing.**

### Farm

- They currently have 9 boarding horses, with potential interest of staying even with a transfer of ownership.
- There are two Richie waterers. 1000 feet of water line. All pastures have fresh water.
- 8 Boarding stalls total. 5 are outdoors and 3 are indoors and heated. The indoor stalls are 12x16 for two of them, and 12x12 for the other.
- **NOT INCLUDED WITH THE SALE:** the green and brown gate panels that are behind the stall barn, the dog kennel panel by the wood stove, the 2 grain bins, all saddle racks in the back of the tack room, and the deer stand.
- Every pen has water access. There are 5 summer pastures set up for rotation, and 6 winter pastures. They've had up to 35 horses on the property.

## Buildings

- Every building has phone line options.
- 2015 Attached garage: 24x28 with in floor heat, and two overhead garage doors.
- 2000 Detached garage with 3 stalls and two overhead doors 24x36 with an additional 12x36 area including a shop. This garage is heated by the outdoor wood stove which is located on the back side of this building. The wood stove is located inside and has a wood storage area.
- 2011 Horse Arena 60x160 with 16ft sidewalls. Phone and ethernet options. There is a 23x28 addition on this building as well.
- Riding Pen has 8ft high walls with a 55 ft diameter
- 12x25 open shelter building, and two lean shelters that are 13x32 and on the north end of the property.
- 2002 Pole shed which is also attached to the horse stalls and lounge area. The pole shed is 36x64. The horse stall and lounge area is 30x34 and was built in 2008. This area has heat from the outdoor wood boiler and has the option for gas hookup. There is a lounge area that includes a half bath, water softener, hot water heater, and is plumbed to add a sink. Attached to this building also, a 12x12 open lean, and 12x30 lean. There is a 1500 gallon septic holding tank to the south of this building which is pumped 1 time a year.
- 2008 Open Shelter 13x56
- 2005 Pole Shed/Horse Shed 40x60 with a 17x40 lean.
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## Heating & Electrical

- The house is heated with a forced air propane furnace, and off-peak electric boiler for the in floor heat. The outside wood boiler does not heat the house, but does heat the hot water, and also the attached garage when the off peak electric boiler is not in use. The outdoor wood boiler could be plumbed into the house heat, but currently is not.
- Detached garage is heated by the outdoor wood boiler. The outdoor wood boiler also heats the tack room, the heated stalls, and lounge area.
- The house has a 200 amp breaker service and there is an additional 200 amp breaker service in the detached garage that runs to the out buildings. There is a generator plug in and disconnect for the whole farm incase generator backup is needed. Generator is not included.
- Currently go through Approximately 800 gallons of propane a year.