

## **Exhibit C Features**

### **Pole Barn**

- 42 x 62
- Belted floor & concrete
- 12 x 62 Overhang
- 16 x 32 Heated shop with concrete floor
- 11 x 13 Office, heated & cooled
- 11 x 15 Tack room
- ½ Bath
- 12 x 22 Apron

Loafing shed, 28 x 30 with dirt floor and open end hoop

Hay Barn, 20 x 80 all steel open sides

Chicken coop, 8 x 8 with run

### **Horse/Cattle**

- 48 x 70 corral with squeeze chute and loading gate
- 3 Cross fenced dry lots +/- one acre
- 52' Welded pipe round pen
- 100 x 200 Arena (riding /Driving)
- 2, 25 x 50 Welded pipe barn runs (can be split into 4, 12 x 50)
- 6 Hitching rails
- A stationary hot walker

### **Property**

- 2 installed wells, one for each parcel
- 32 Approximate irrigated acres
- 23 Approximate Hayable acres (one cutting with an average of 35 ton)
- 3 Acres in Elk Fencing
- Fenced and cross fenced
- 3500 linear feet gated pipe
- Natural springs and ponds
- 23,000 sf of parking space
- Bordered by 3 county roads, access on each
- 500 gallon propane tank, owned and buried