

Included and Excluded Items

Included Items:

Whole-home Generac Generator (16KW, new engine 2024)
10,000-watt Westinghouse inverter generator (arena, 2025)
500-gallon LP tank (owned, dedicated to generator)
Firewood for boiler
House appliances: refrigerator, stove, washer, dryer
Arena living quarters appliances: microwave/pizza oven combo, fridge
Arena & tack equipment:
Poles, barrels, black steps
Wooden saddle & blanket racks
Round lunging pen
Water tubs, horse fencing
Porta-potty
7-camera hardwired security system

Excluded Items

Hay inventory
Farm equipment (tractors, tools, farm/plow truck)
All tack and boarders' property
2 leased LP tanks

Note: Some tools/equipment may be negotiable