

# The Little Details

**Address:** 467 Halfway House Rd - Pharview Stables

Service	Company	Average Monthly Expense
Electricity	Entergy	\$250-\$900
Water	Well	
Sewer	Septic	
Gas	N/A	
Garbage	Waste Connections	
Pool		
Landscaping		
Alarm		
Cable	CenturyLink	
Phone/Internet		
Pest Control	J&J Exterminating	\$50
Homeowner's Insurance		
Flood Insurance		

## Homeowners Association Info

\$ 0 per n/a

HOA Contact Info:

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**Garbage Pick-up Schedule:** Wednesday's

**Year Built:** 1999-2008

**Age of:**

**Roof:** Gate House - 2004; Historic & Arena- 2001; Barn 2003

**Water Heater:** unk

**HVAC:** unk (# of units: 3)

# Things We *LOVE* About Our Home

We loved raising our young children on the property. Whether it was building a fort in the tree line, summertime fun while fishing at the lake or zipping around on their dirt bikes our kids grew up in the big open natural space many kids never get to enjoy.

The temperature! The summer breeze on the prairie always seemed to surprise us; when Lafayette is sweltering in August, the farm always has a little breeze to cool things off. There is nothing better than enjoying a cold beverage under the trees while watching the sun dip into the horizon.

Wildlife abounds the property! Bird life is diverse and ranges from resident hawks and owls to Canadian geese, wood ducks, herons and songbirds. Deer are regular sightings as available habitat surrounds the property. Otter, raccoons and fox all make their homes along the property's bayou, as well.

The quiet tranquility and space has to be greatest aspect of the property, though. Ample room to allow for livestock operations and multiple home sites defines this beautiful setting. Even though near to I-49 and not far from I-10 the property is never subject to sounds of traffic and is always a peaceful respite from fast paced hectic schedules.

*Love Where You Live*

# Things We've Done Since Closing on Our Home

## Improvement Costs 1995-2011

Main Stable - \$574,600

Stone/Iron Entries - \$45,000

Turnout Shelters (3) - \$36,000

Deep Water Well - \$6,500

Arena Well - \$4,500

Indoor Arena w/ Historic House - \$328,000

Cross Country Field - Water Complex - \$31,500

Cross Country Field - Bank Complex - \$13,500

Fencing - \$107,790

Dirt work, including landscaping, roads, levies, thoroughbred track & finish work - \$300,000

Gate House with water well and carport/storage - \$80,000

Outdoor Arena - \$177,000

Lake Shelter and Pier - \$20,000

Total = \$1,724,390

*Love Where You Live*

# Amenities List

## Country Estate

- +/- 147 acres
- 75 acres post and rail paddocks
- 20 acres mature woods
- Stone & iron gated entries
- 3 turnout shelters
- Deep water well

## Barn with Equine Apartment

- European-style stone equestrian barn
- 8 stables
- Tack room
- Office
- Studio style upstairs apartment

## Gate Keeper's Cottage

- 3 beds / 2 baths
- 1,700 sqft
- Water well

## Historic Cottage

- 2 beds/ 1 bath
- 1,000 sqft
- Built ~1802

## Covered Arena

- 39,000 sqft
- Electricity
- Water well

## Riding Arena

- 39,000 sqft

## Pond

Stocked

Covered dock

## Riding Track

- 7/8 mile
- Thoroughbred track  
– raised and banked

PHARVIEW EQUIPMENT LIST FOR SALE:

• John Deere M5115	\$90,000
• John Deere 5302	\$30,000
• John Deere 2550	\$12,000
• John Deere 997	\$7,000
• John Deere 15" Flex Wing Mower	\$7,500
• Big Tex Dump Trailer	\$5,000
• 4-n-1 arena groomer	\$3,000
• 8' disc plow	\$2,000
• 8" Hydraulic Blade	\$3,000
• Water Wagon-Hydraulic	\$5,500
• Water Wagon-Gravity Fed	\$1,000
• Hay Wagon	\$750
• King Manure Spreader	\$4,300
• Kawasaki 110	\$500
• Suzuki 110	\$500
• Portable diesel generator	\$850
• Water pump	\$200
• Pressure washer	\$150

TOTAL	\$248,250
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