



11021 Yellowstone Rd

Features

According to public records, improvements on the property include the main residence, built in 1985, of 6,866 sq ft of living space on one level with 1,592 sq ft of garage; a modular home of 1,300 sq ft with 400 sq ft of attached garage; a steel-framed horse barn and indoor arena of 13,860 sq ft; 5 loafing sheds totaling 1,840 sq ft, hay sheds of 1,400 sq ft and a utility building of 1,800 sq ft. Notable for the use of the property is the fact that the indoor arena has had a concrete floor installed. Access is from two points on Yellowstone Road.

The house is a large ranch-style affair and some of the rooms are enormous. It is configured into a wing with three bedrooms—each with a bathroom, and a second wing including a primary suite. Connecting the two wings is the communal living space including a living room, the kitchen, an office and a guest bathroom. The attached garage is an oversized 4-car arrangement of 1,592 sq ft. Outside extensive patio and porch areas provide for excellent entertaining.

The barn comprises an indoor arena with 20 horse stalls—all with runs—along either side. A recreational space with a kitchenette and a bathroom supplement a worker's bathroom and a mechanical room. A round pen, a jumping arena and an outdoor arena complete the equine facilities.

The soils are clays and silty clay loam as depicted below. The best soils on the property are those in brown, marked RND. Typical of the region, they are suited to limited farming and grazing (with less intensity in the HEC zone.)

Conservation Easement

The property is encumbered by a surprisingly strict Conservation Easement for its time, worthy of discussion on its own as it has a marked effect on the valuation.

The initial agreement was dated March 14th, 1995, and applied to the subject parcel and a 35-acre property to the north, in exchange for the sum of \$366,925. Salient points in this agreement are:

- Without written consent of the Grantee, no extra buildings exceeding the current improvements may be erected. Maintenance, remodeling and even replacement of the existing improvements is permitted.
- Agricultural uses will continue
- Grantor has the right to apply to the Grantee for permission to conduct other uses.

On 11th April, 2006, after the aforementioned 35-acre parcel was legally split off, an Amended and Restated Deed of Conservation Easement was signed. Salient points in this amended agreement, if different from the original, are:

- To require the property be managed under a Soils and Water Conservation Plan which will be updated every 10 years.
- The amended agreement recognized the modular ADU as a legal entity.
- The water rights were tied to the land