

# Property Improvements- Exhibit “A”

## House, Bank Barn, Equipment Barn, 5 +/- Acres

*Jeffers / Conway • 3880 N 1100 E, Kendallville, IN 46755*

### House

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- 4" well drilled by Croy Bros (~1992–93)
- New house & garage roof (2024); chimneys removed
- Central air conditioner (2025)
- Furnace (2017)
- Generac generator (installed July 2017) – serves all buildings; warranty until 8/8/2027
- Water softener (2021)
- Water heater (2019)
- New Septic System (2007)
- Ceiling fans: 2 in kitchen, 1 in dining room, 1 in bedroom
- New carpet in dining room, living room, and primary bedroom (~2019–2020)
- Window replacements (many in 1991, 2000, 2022 & 2024)
- Updated utility room storm door (2022), front door storm door (1996),
- Half bath remodeled with accessibility features (~2019–2020)
- Gutter guards on west & north eaves
- Reverse osmosis filter in kitchen
- Front porch roof painted (2024)
- Updated electric panel
- Motorized garage door openers with remotes
- Invisible dog fence around front and back yards
- Basement has walkout access to/from yard

### Bank Barn (38' x 56')

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- Updated electric panel
- Storage loft on upper level
- Behlen 2-hole automatic waterer (2021)
- Outlets by each stall for heated buckets
- Plenty of hay storage on upper level
- 4 large stalls (3 have rubber mats on floor)
- 2 small stalls can be converted to 1, with mats in 1 stall
- 4 stalls have attached walk-out runs
- Night light on east side over walk-out runs
- Attached former milk house currently used as a garden shed

### Equipment Barn (41' x 48'), built 2017

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- Concrete floor- 2 floor drains
- Gutters
- Water hydrant outside

## **Other Structures & Grounds**

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- Fencing is no-climb with electric on top, except vinyl fencing along the drive, which is also hot-wired
- Vegetable garden east of back yard
- Pear tree in front yard; apple tree east of garden
- Many perennial flower beds
- Trees trimmed away from house roofline and east hay field (2025)

## **Connectivity & Location**

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- T-Mobile service works well at the property
- 4 miles from Avilla
- 6 miles to downtown Kendallville
- 16 miles to downtown Albion
- 17 miles to downtown Auburn
- 25 miles to downtown Fort Wayne
- 10 miles to I-69 in Auburn