

INCLUDED BUSINESS ASSETS

Included Business Assets

Comprehensive inventory of equipment, livestock, tack, and infrastructure included in the sale of 9861 Highway 1804 N, Bismarck, ND. This turnkey equine operation includes everything needed to continue operations from day one.

This document details the business personal property and operational assets included in the \$6,400,000 asking price. The inventory spans heavy equipment, barn outfitting, lesson horses and tack, arena training equipment, pen/panel infrastructure, and shop tools. All items are in working condition and have been maintained as part of active boarding operations.

HEAVY EQUIPMENT & VEHICLES				
Item	Year	Make	Qty	Notes
Kubota Tractor w/ Loader/Bucket Grapple	2013	Kubota	1	Unload hay, work arenas
Ford Payloader w/Grapple	1975	Ford	1	Hay, clearing, snow removal
44 Case w/60 in Bucket	2007	Case	1	Round bale feeding, hoop barn
Toolcat UW56 w/68 in Bucket	2022	Bobcat	1	Primary utility vehicle for attachments
Chevy S10 2WD Manual w/Topper	—	Chevy	1	Feeding pen horses

BOBCAT / TOOLCAT ATTACHMENTS				
Item	Year	Make	Qty	Notes
90 in Finisher Mower Attachment	2022	Bobcat	1	Mow buildings & driveway
96 in Pusher Attachment	2022	Bobcat	1	Snow removal in pens/walkways
72 in Broom Attachment	2022	Bobcat	1	Clear asphalt
72 in Snow Blower Virnig Attachment	—	Virnig	1	Snow removal
8 ft Snow Plow Attachment	—	—	1	Snow removal
Single Bale Spear	—	—	1	Round bales
10 Square Bale Grapple Attachment	—	Kuntz	1	Hay storage loading
Hitch Attachment for Bobcat	—	—	1	Move trailers

GROUNDS & MAINTENANCE EQUIPMENT				
Item	Year	Make	Qty	Notes
12 ft ABI Arena Drag w/Watering System	—	ABI	1	Indoor/outdoor arena grooming
ABI Manure Spreader 185 cu ft	2022	ABI	1	Spread manure
Bale Elevator PTO Driven	—	—	1	Load hay into south barn loft
150 Gal Sprayer Pull Behind	—	—	1	Spray pastures
Walk Behind Toro Snowblower	2022	Toro	1	Pens and walkways
Toro 52 in Mower	—	Toro	1	Around trees
John Deere Bale Spear	—	John Deere	1	Round bales

Item	Year	Make	Qty	Notes
Gas Stihl Weed Eaters (x2)	—	Stihl	2	Trimming

BARN EQUIPMENT & SUPPLIES

Item	Year	Make	Qty	Notes
Blue Paddock Commercial Vac w/Tow Cart	2021	Gray Stone	1	800 Ltr capacity, main barn
Walk Behind Commercial Floor Sweeper	—	—	1	Barn alleys
Wheelbarrows (2-wheel)	2021	—	6	Stall/pen cleaning
Large Wagons	2021	—	3	Hay and shavings transport
Small Wagon	—	—	1	Hay and shavings
Main Barn 5-Tier Saddle Racks (custom)	—	Custom/Painted	13	30-saddle total capacity
Dreamer Barn 2-Tier Saddle Racks	—	—	5	Saddle storage
Stall Blanket Holders (horseshoe folding)	—	—	27	One per stall
Stall Halter Holders (plastic)	—	—	27	One per stall
4x6 Rubber Mats	—	—	10	Flooring
Color Coded Grain Tubs	—	—	60	Feed management
First Aid Locker	—	—	1	Equipped
Rubber Wall in Arena w/Treated Frame	—	—	1	Arena safety
Lounge Furnishings (TV, Couch)	—	—	—	Arena viewing lounge
Cleaning Tools (forks, shovels, brooms)	—	Various	—	Full set in each barn
Grain Storage (cans, scoops, buckets, shelving)	—	—	—	Both barns equipped

LESSON HORSES & TACK

Item	Year	Make	Qty	Notes
Horse — Wilma	2009	White Quarter/Pony	1	Lesson horse
Horse — Jack	2015	Red Roan Quarter Horse	1	Lesson horse
Saddles (English, Western, Lesson — various sizes)	—	Various	7+	12-14 in sizes
Bridles, Cinches, Pads, Blankets	—	Various	—	Full tack set for both horses
Lesson Helmets	—	Various	—	Multiple sizes
Locker Saddle Stands	—	—	4	In tack area

ARENA TRAINING EQUIPMENT

Item	Year	Make	Qty	Notes
Treated Poles, Jump Stands, Bridges (wide + narrow)	—	—	—	Full course setup
Barrels (metal, plastic, noodle half)	—	Various	8+	Gaming/training
Roping Calf Dummy	—	—	1	Roping practice
Lunge Lines + Bridle Hookups + Hanger	—	—	7	Ground work

Item	Year	Make	Qty	Notes
Cones, Tarps, Jugs, Point Boards, Blue Ball	—	Various	—	Desensitization/games
Pole Bending Set (red/white/blue)	—	—	1 set of 6	Gaming
Metal Lesson Locker	2023	—	1	Equipment storage

PEN PANELS, FENCING & FEEDING INFRASTRUCTURE

Item	Year	Make	Qty	Notes
24 ft Free Standing Panels	—	—	70	Pen/corral configuration
Free Standing Wind Breaks (20 ft)	—	—	3	Weather protection
HiQuil Panels (various: 6ft-16ft, gates)	—	HiQuil	—	Stall-grade pen infrastructure
Continuous 20 ft 6-Rail Galvanized Panels + Gates	—	Galvanized	—	Pavilion & group runs
TSC Panels (10 ft, 12 ft, gray + red)	—	TSC	—	Flexible pen setup
Round Bale Feeders (2-bale, 1-bale, custom)	—	Rancher/Custom	7+	Horse-safe design
Homemade Round Bale Feeder Rings	—	Custom	2+	Rubber-wrapped
Square Bale Feeders (panel-mount, net holders)	—	Custom Galv.	—	Each pen equipped
Water Tanks — 50 gal (metal + plastic)	—	—	—	Pen watering
Water Tanks — 300 gal metal	—	—	3	Group run watering
Treated Posts 3x5x10	—	—	—	Fencing/pen support

SHOP & UTILITY EQUIPMENT

Item	Year	Make	Qty	Notes
Cold Pressure Washer — Gas	—	—	1	
Cold Pressure Washer — Electric	—	—	1	
Metal Shelving	—	—	—	Shop organization
Washing Machine + Dryer	—	—	1 each	On-site laundry

DISCLOSURE: This inventory has been compiled from owner-provided records. Quantities and conditions are approximate. Buyers are advised to conduct their own inspection and verification of all listed items. Specific items may be subject to change prior to closing.