

Information Guide | In-Depth Look

Septic System

This home uses a septic system for its wastewater treatment. On the east side of the house, you'll find a black 3" cleanout line about two feet from the foundation. This line leads directly to the holding tank, located just past the white fence line (approximately three feet away). The drain field follows the fence line, draining toward the road.

 **What is a Septic System?** A septic system is an on-site wastewater treatment system that separates liquids from solids. Fluids are released through the drain field, while solids remain in the holding tank. To maintain proper function and avoid costly repairs, tanks should be professionally pumped every 3–5 years (unless otherwise recommended). Only septic-safe materials should be flushed to avoid system damage.

Well Pump

The home's water source is supplied by a private well. To find the well, locate the blue-handled hydrant, north of the white shop, in the west pasture.

 **What is a Well?** A well is a drilled opening that provides access to underground water (the aquifer). A pump brings water up and into a pressure tank for household use.

Take Notice:

- Well water should be tested annually for contaminants.
- Hard water is common with well systems, but can be managed with a water softener.

Pressure Tank

The pressure tank is housed inside the well house—located just south of the pump and next to the electrical power pole, north of the white shop.

 **What is a Pressure Tank?** A pressure tank stores water pumped from the well and keeps it under pressure to ensure consistent water flow throughout the home. It acts as a buffer between the well and your water usage.

Water Softener

This home includes a water softener, located in the crawlspace between the HVAC system and water heater. Access is through the small door in the basement to the left of the stairs.

 **What is a Water Softener?** A water softener removes excess minerals (like calcium and magnesium) from the water, reducing hardness. Water softeners lead to fewer issues throughout the house due to

mineral buildup. Benefits include increased lifespan of appliances such as dishwashers and laundry machines, and physical benefits like softer skin and hair.

Water Rights & Irrigation

The property includes **four shares of water rights** used for irrigating the pastures. The headgate is located near the road, just north of the white shop.

 **What is Flood Irrigation?** Flood irrigation is one of the simplest and most traditional forms of irrigation. When the headgate is opened, water flows through your canal system and out to the pastures, keeping them green and nourished.

Maintenance Tips

- Enclose fields to help retain irrigation water
- Build up the ground around the septic tank to prevent flooding
- Maintain raised earth around the well house to keep unwanted water out

These simple maintenance steps help ensure efficient irrigation while minimizing the risk of flooding.

 **Please Note:** Buyers are responsible for verifying all information provided in this guide.