

Moving to the Farm

Logistics and guides for the 2026 move

- [Sleep Number Climate360 \(Split King\) Disassembly](#)
- [Timeline & Key Dates](#)
- [Project: Primary Bath Remodel](#)
- [Project: Braxton's Backyard Fence](#)

Sleep Number Climate360 (Split King) Disassembly

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This guide covers the disassembly of the Sleep Number Climate360 Split King for the 2026 move to Guess Rd.

Essential Resources

- **Split King Separation Video:** [How To Move A Sleep Number® FlexFit™ Base](#) (Key section starts at 2:40).
- **Official Support Guide:** [Moving My Sleep Number Bed](#).

Pre-Move Checklist

- ☐ **Caps:** Obtain 8 air chamber caps (4 for mattresses, 4 for pump).
- ☐ **Inflate:** Use the app to inflate both sides to 100 before disconnecting anything.
- ☐ **Seal:** Disconnect hoses and immediately cap both the chambers and the pump side.

Disassembly Steps

1. **Electronics:** Unplug the main power and the "Sync Cable" that links the two base halves.
2. **Climate Modules:** Unplug data cables for foot warmers. Label them with tape.
3. **Split King Separation:**
 - Locate and unscrew the plastic "speed screws" connecting the frame halves.
 - Watch for magnet sensors on the base; they are easily knocked off.
4. **Packing:**
 - Bag both mattresses (keep them FLAT; never fold or stand on end).

- Secure the FlexFit articulation arms with heavy-duty zip ties so they don't "flop" during transit.

Timeline & Key Dates

Move Timeline: The Final Countdown

We are officially under contract for the new farm on Guess Rd! This page tracks the critical dates for closing and the physical move.

March 2026 Schedule

- **March 16 (Mon):** 📄 Sign paperwork for current house sale (Old Horseman) with lawyers.
- **March 18 (Wed):** Closing on current house (Old Horseman).
- **March 19 (Thu):** Closing on the new farm (Guess Rd).
- **March 20 (Fri):** New carpet installation at Guess Rd.
- **March 21 (Sat):** 🚚 **The Big Move Day.**
- **March 23 (Mon):** Pool table professional move.
- **March 24 (Tue):** Final move-out clean at Old Horseman.
- **March 25 (Wed):** Final deadline to vacate (Rent-back ends).

Property Comparison

Feature	Old House (Old Horseman)	Guess Rd (The Farm)
Style	Single Floor Ranch	Single Floor Ranch
Acreage	1.03 Acres	7.66 Acres <i>(Technically not 8.0!)</i>
Living Space	2,350 sqft	2,629 sqft
Bed/Bath	4 BR / 3 Bath	4 BR / 2.5 Bath
Garage/Shop	Attached Garage (~760 sqft)	Detached Workshop (~897 sqft)
Hot Water	Tankless (Natural Gas)	35gal Tank (Crawlspace)
Extras	Pool	Horse stable, creek, acreage

Incoming Projects at the Farm

The home inspection highlighted several immediate repairs and desired upgrades:

- **High Priority: Primary Bath Floor & Plumbing:**
 - **Repair:** Serious rot in floor under the shower. Needs structural repair ASAP.
 - **Upgrade:** Relocate water heater from crawlspace to a bathroom closet.
 - **Upgrade:** Replace existing 35gal tank with a high-capacity 85gal electric tank (to support Erin's legendary hot showers).
- **Front Door Threshold:** Rot detected under front door. Requires sistering a 2x8 board to existing structure. (*Contractor project: tight crawlspace access.*)
- **Back Deck:** Poor condition; likely demolition and rebuild project.
- **HVAC:** Two units present; anticipated replacement needed in the near future.
- **Outbuildings & Structures:**
 - **Main Workshop:** Detached space, approximately 897 sqft (~30x30 or 25x35).
 - **Utility Shed:** Small pre-fab shed (~8x12).
 - **The Stable:** 20x30 open-sided structure. Needs roof maintenance.

Note: This timeline is subject to change based on standard real estate closing shenanigans. Stay flexible!

Project: Primary Bath Remodel

Primary Bathroom Remodel & Structural Repair

The primary bathroom at the Farm requires a full renovation, driven by the need to repair structural rot found during the home inspection and the desire to modernize the layout from its original ADA-focused design.

Current Challenges

- **Structural Rot:** Significant moisture damage exists under the shower area. The shower must be removed to replace structural components and sub-flooring.
- **Legacy ADA Layout:** Designed for wheelchair accessibility, featuring a curbless shower with a rubber bumper (the likely source of the leak) and open space under the vanities.
- **Plumbing:** The current 35gal water heater is located in the crawlspace and is insufficient for family needs.

The Vision

Layout Changes

- **The "Super Closet":** Combine the two existing small closets into one large utility and storage closet.
- **Water Heater Relocation:** Move the hot water source from the crawlspace into the new bathroom closet. Replace it with a **high-capacity 85gal electric tank**.
- **Modern Vanity:** Replace the open-bottom ADA vanity with a standard double vanity for more storage.

Fixtures & Finishes

- **Custom Shower:** Design and build a tiled, custom shower with a proper ledge to prevent future leaks.
 - **Smart Toilet:** Install a bidet beside the toilet or upgrade to a modern smart toilet with integrated bidet features.
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Planning & Documentation

For more technical details on the inspection findings that triggered this project, see the [Timeline & Key Dates](#) page or refer to `StructuralInspection.pdf` in Paperless.

Project: Braxton's Backyard Fence

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One of the top "Day 0" priorities upon moving to the farm is securing a safe backyard area for Braxton. This project involves extending and reinforcing the existing pasture fencing to create a secure perimeter.

The Vision

- **Aesthetics:** To match the existing pasture look, we are using **round wood posts** throughout. We are intentionally skipping T-posts to maintain the clean, "farm-style" look of the existing board fence.
- **Reinforcement:** While the existing board fence looks nice, it isn't enough to keep a dog contained. We will be stretching **sheepwire** along the board fence sections to make them dog-proof.
- **Integration:** The new fencing will tie into existing pasture lines where possible to minimize material needs and labor.

Equipment & Tools

- **The Manual Way:** Standing by with a standalone two-person auger for initial post holes.
- **The Dream Upgrade:** Future tractor purchase (likely a 30-40hp Compact Utility Tractor or "CUT").
- **Attachment Wishlist:** A tractor-mounted **auger attachment** for digging posts without the back-breaking labor of the hand-held unit.

This project is a high priority to ensure Braxton can enjoy the 8 acres safely as soon as we arrive.