



Conceptual Parcel Breakdown:

Tract 1 - 17.89 ac with 965 feet of frontage on Hwy 90

Tract 2 - 31.38 ac and includes the 4000sf Main residence, guest suites, and a portion of Cad lot #64487 with the seasonal pond

Tract 3 - total of 55.14 ac, with approx 22.6 ac of floodplain, leaving 32.5 ac of buildable land. Tract 3 would also have a potential access point off of Windmill Crk Rd

Tracts 4, 5, 6, & 7 - these 4 lots would all *potentially* share an access road and culdesac:

>Tract 4 and 5 would each have approx 600 ft of Hwy 90 frontage

>Tract 5 includes a small mobile home with its own water, septic, and access rd

>Tract 6 includes the 3000sf barn

Disclaimer: This subdividing plan is provided for informational purposes only. Buyer shall be solely responsible for verifying the accuracy, and suitability of plans for Buyer's intended use. Buyer must obtain all required reviews, approvals, permits, and authorizations from the applicable governmental or utility authorities. Sellers make no representation or warranty that the existing materials will satisfy permitting requirements or regulatory standards.