

CONESTOGA TRAIL

Murphy, NC

Answers to FREQUENTLY ASKED QUESTIONS

The lots come with a warranty deed - just like buying a lot in a subdivision.

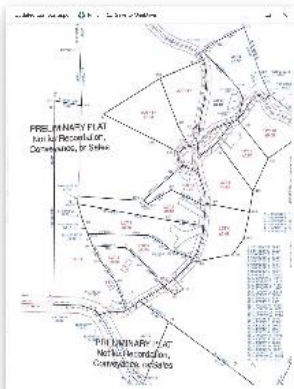
There are covenants, for the lot owners' protection and to keep the environment as naturally blended as possible. (NO bright colors like bright blue, yellow or red RV carports, etc). Conestoga Trail has a long road going connecting River Hill Rd and Adventure Ranch Rd. The ANNUAL road fees are \$350 per year for road and the water fee is \$175 annually. There are state maintained, paved roads all the way up to the subdivision entrance on both sides.

The lot price includes underground power, water connection with frost free faucet and septic system up to the pad. The pad and driveway are graveled. The pad will have at least 20' width where the canopy will be. There will also be a clearing for shed and outdoor area. The rest of the lot is wooded. Phase 4 with 1 acre lots will start next summer. The buyer can add extra structures as the lots continue to be developed and just pay the excavator directly for extra work while the equipment is on site.

This is not like an RV park. Each owner has their own lot just like for a house. Wifi is not included in the price. To compare our other subdivision, some of the owners in Pioneer Estates are part-time and some are fulltime. From the buyers so far, it is the same kind of mixture. Most of the owners will keep the RV on the lot with a roof, but that is not necessary. Some of the lots plan on little cabins or barndominiums next to the RV. You can have a guest house for company, but you can't rent one out while you are also there. You could rent out your RV or guest house to someone if you are not there at the same time. You could have a guest come short term to your 2nd occupancy building or RV at the same time you are there. The developer or HOA Board would need to approve an extension after experiencing the tenant's care and respect for the property, the subdivision and the other residents.

The address to put in your GPS for locating Conestoga Trail is 359 Adventure Ranch Road which is the address for Wagonmaster Ranch. The subdivision starts across from the general store. **The GPS may try to take you through our 1st subdivision, Pioneer Estates, but don't go that way. ONLY take Adventure Ranch Rd off of River Hill. It's just a little further than Pioneer Estates Rd.**

The covenants for Conestoga can be sent to you upon request.



Survey: lots 6, 9, & 15 for sale

finished Lot 18 sample lot