SETTLERS RIDGE PRE-SALES COMING SOON
Adventure Ranch Rd. Murphy, NC
828-215-2357 Debbie Rodby

We are now making an email list for people who are interested in our upcoming and last subdivision, Settlers Ridge. This is our 3rd dog friendly community just down the road from Conestoga Trail off Adventure Ranch Rd. We have finalized the road path into the 18 acres and have begun installing septic systems. (We won't gravel the road until the water and electric have been run.) Our 1st well was installed and has great output. We know that some lots will have a mountain view AND wooded privacy between all lots. Lots will range between ½ to 1 acre and have very large gravel pad (which can be upgraded – but concrete is expensive), underground 200 amp power, and individual septic systems for a 2 bedroom/2 bath cabin or RV or tiny house. Water will be shared well like our other subdivisions. Settlers Ridge will have more privacy than our other subdivisions and some lots will have views. We supply the lots, and owners can add the type of structures or pole barns – or just leave the lot "as-is" for coming and going. HOA dues will be $350 annually for road and administrative costs and $200 annually for water. The only monthly bill will be electric and wifi choice. The 1st lots will be completed in about 3-4 months, but we will take deposits of $500 to hold the lot pending the survey. We will be able to share pictures in the next few weeks of the 1st lots and the entry pond which will be stocked. We can add you to our current email list and will send you updates as the subdivision continues to be developed. If you have a particular interest for a certain type of lot or what space you want for out buildings, we can keep that in mind as we develop the lots to see what would accommodate those needs. If you have questions or would like to see the Conestoga Covenants - which will be similar to what we do for Settlers Ridge, please feel free to email or text or call t 828-215-2357. Other developments are popping up – but we have a reputation of happy owners with completed sales of almost 50 lots and 2 subdivisions. No water on the lot? A well can run anywhere between $10,000 to 20,000 or more. A septic permit only means you have at least $6500 more required to install a system, so make sure you compare apples to apples when you are shopping for lots. Although we are out in the country, we are about 6 miles from EMS, fire and law enforcement stations and one mile to a life-flight location.

We have rental cabins at WagonMaster Ranch which is next to the subdivision at WagonMaster Ranch. We discount the cabin to $75 a night up to 2 nights total including taxes and cleaning fee if you schedule a showing. You can check out the Hilltop and loft cabin on www.WagonmasterRanch.com accommodations page. Come see the completed subdivision, Conestoga Trail and that will help you visualize our "in process" work at Settlers Ridge. Thanks for your interest.