

## Conestoga Trail

By WagonMaster Ranch Resort (Debbie Rodby, Roger Lachance)  
Murphy, NC

828-494-7542 or 828-215-2357

Off River Hill Rd. at 359 Adventure Ranch Rd. to Conestoga Trail

Beautiful private woods, from ½ acre lots with enough useable land for a shed, in addition to an RV, TINY HOUSE, or Small Cabin. Live part time, full time, or have an investment rental property with EASY ACCESS off state maintained, paved roads. All lots have an easy building site or RV pad. Year round access without the need for 4-wheel drive. Septic System & Water connection to gravel pad plus driveway included in price. Underground Electric is included to the RV pad with 200 amp service & 50 amp plug and 110 plug.

Phase 1 through 3 have 21 lots. 2 wells with great output are supplying both phases. All but 3 lots have sold. Phase 4 will start being next summer and will have about 12 lots between ½ & 1 acre and range in the high 50s.

**Lot 6: \$52,900** Back-in lot on top of the hill totaling about 1/2 acre. **TWO pads on 2 levels for RV and a tiny home or other structure. Large, private back yard. Can accommodate a very large rig. Wooded, private backyard. 2<sup>nd</sup> level for additional mobile tiny house, seating & firepit. Add \$2500 to get a 2<sup>nd</sup> pad for additional RV or tiny house on lower level. Cleared area for shed also. .55 acre**

**Lot 9: \$46,500** Back-in lot totaling 1/2 acre. Wooded, private backyard. Cleared areas for shed & outdoor seating & firepit. .51 acre

**LOT 15: \$46,500** Back-in lot on top of the hill totaling about 1/2 acre. Will accommodate 42' RV. Room for RV + parking + shed + outdoor seating & firepit area cleared. .64 acre

**All prices subject to change prior to contract.**

**Financing available with a minimum 750 credit score and \$10,000 down payment.**



**Completed lot 7.**



**Completed lot 18.**



**Lot 15 before gravel**



**Lot 6: Upper area for RV**



**Lot 9 before gravel**



**completed lot 16**