

**Communia Heights Subdivision, Lot 4, Near Grandview Road/Littleport Road
Elkport, Iowa**

List Price: \$24,500.00

LOT: 2.85 acres (Court House has 2.79). Assessment \$29,475.00. See aerial map. Ask to see the Covenants and a Water System Agreement. Buyer will also be a part owner in Lot 7, the Pond, when the Home Owner Association is form. Electrical will be supplied to the lot line.

Property Tax: Gross \$362.65/year; Net \$362.00 [10/2009].

Water System: Lots 4, 5, 6, 8 and 9 – each occupied lot owner will have an equal share in the water system. Repair and replacement costs, as needed, will be divided equally among lot owners for the Well.

Billing: Quarterly billing, for electricity, will begin when owner begins using water.

Road Maintenance: Road will be installed by developer. Gravel for maintenance of road, will be equally divided by all lot owners that have access to the road. If and when a majority vote, for paving or blacktopping the road would procure, cost will be split by all owners that have access to road.

Snow Removal: Snow removal for road only will be provided by developer for a fee of \$20.00 per occurrence. This will be looked at each year at the beginning of the season. This fee is pro-rated to each occupied lot.



Information on this fact sheet is gathered from sources believed to be reliable, but not guaranteed by the Broker. You are encouraged to hire your own contractor and/or surveyor to examine the property.

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