

Photos of wildlife were taken on the property.



First Three Buyer receive great Incentives options



Cash buyers will receive a 7% discount and \$500 for trees at closing.



Lot front against road receives 3-rail white fence with Certificate of Occupancy



Seller financing offered with 30% down, credit check required.

## Come Home to Nature ... Hidden meadow



Equestrian properties with lots two acres and up.  
Selling for \$26,000 / acre.

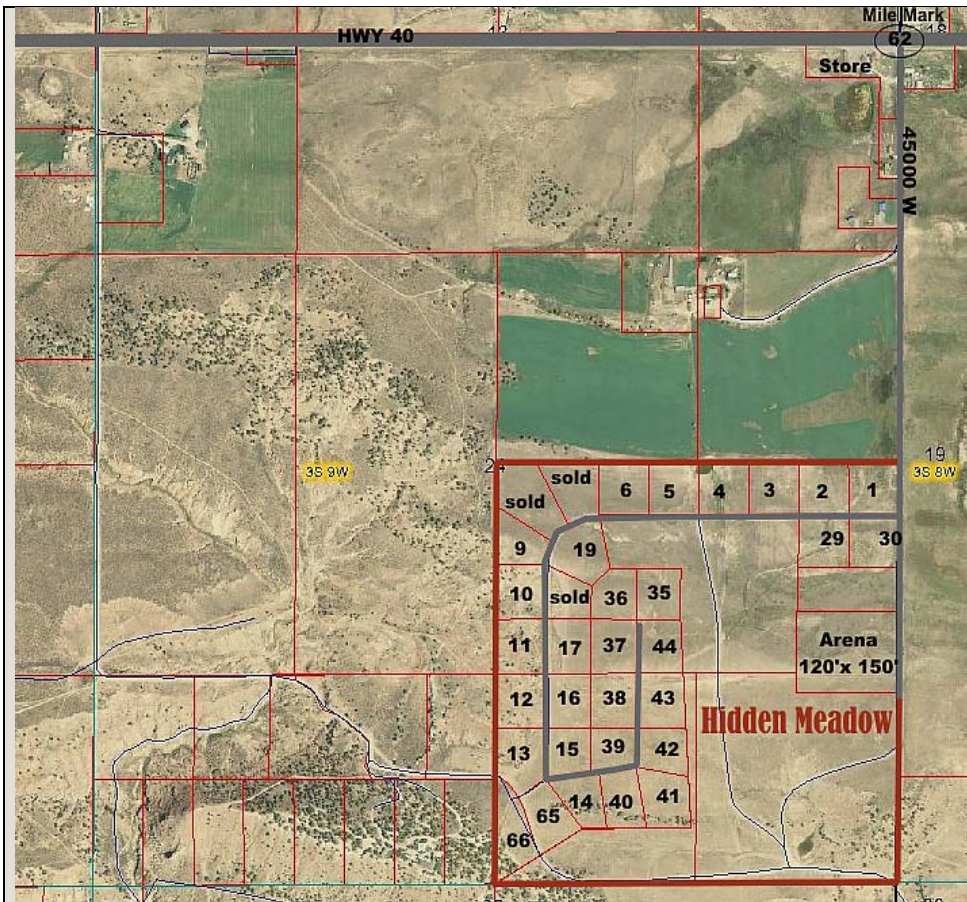
- Access to 26,000 sf indoor arena
- Access to 1,100 sf club house
- Access to Irrigation water
- Underground power
- Spring water on tap
- Land-line phone
- Paved roads

**SPECIAL INCENTIVES OFFERED TO FIRST THREE BUYERS!**

Stop by the arena or give one of our agents a call.

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**Location and Price:** This equestrian development consists of 384 acres. Phase 1 lots are now selling at \$26,000 an acre. This opportunity is 1 mile south of Hwy at Mile Mark 62 or 45000 West.

**Utilities:** Are stubbed to each lot and include underground power, culinary water (impact fee paid, Buyer will be responsible for water meter), and landline phone. Pressurized irrigation is also available to each lot.

**Indoor Riding Arena:** Hidden Meadow Equestrian Center, Inc. (HMEC) is a privately owned corporation whose primary purpose is to own and manage the facilities and amenities providing owners and residents of Hidden Meadow with access to year round equestrian facilities. Currently the amenities include a 26,000 square foot enclosed riding arena and a 1,100 square foot community room for gatherings. Additional amenities will be provided over time and will include a 4 acre common pasture, holding pens and stables for temporary or permanent boarding. HMEC will have boarding and Ferrier services available on a reasonable fee basis.

**Lot Owners' Share in Arena:** All property owners of Hidden Meadow will be required to purchase a one (1) share interest in the HMEC Corporation at the time of purchase of their lot(s). Asking price for each share is \$9,000 with financing available. The arena monthly operations and maintenance fee of \$ 38.00 is in addition to the HOA fee of \$33.00 per month.

**Irrigation Water:** Participation in the Hidden Meadow Irrigation Water Plan is optional. Irrigation water is delivered through the developments underground pipe system and is completely separate from the culinary water available to homeowners. The Hidden Meadow Owner's Association will collect an annual management fee of \$ 400 per lot at the beginning of the irrigation water season, approximately May 1 each year.



Looking NE to SW across the lots for sale within Hidden Meadow

