

Here are some of the common questions I get on this listing.

Q: What are the restrictions?

A: The HOA is no longer active. The seller is unaware of any active restrictions.

Q: Do the neighbors have access to the lake?

A: There is a 12-foot walking easement surrounding the larger lake (Lake Belle-Ann). The seller does not know of any easements leading to the lake. It seems only the landowners that abut the 12-foot walking easement could access it.

Q: How big is the lake?

A: The larger lake is approximately 3 acres and the smaller lake is approximately 1 acre. The lake water levels vary. Please see the lake disclosure document.

Q: Are there any utilities?

A: There are no active utilities. If you plan on building, this property will most likely need a well and a septic system installed. There is electricity nearby.

Q: Why is there a circle cut out in the middle of this property?

A: This is a separate parcel and it is not owned by the seller. The seller is unaware of any plans to sell this parcel.

Q: Who can use the road?

A: This is an easement road. There is one homeowner that uses this road and there are a few vacant lot owners that would use this easement to access their property.

Q: Is hunting allowed?

A: Yes, however, there are houses surrounding the property. Please consider safety if you are thinking about purchasing for hunting purposes.

Q: Are multiple buildings allowed?

A: Yes, there are no restrictions against multiple buildings. Please do your own research if you have specific plans.

Q: Are mobile homes, tiny homes, barndominiums, shipping container homes, etc. allowed to be built?

A: There are no building restrictions on this property, and it is not within any city limits. Please do your own research if you have specific plans.

Q: Are there any additional lots available?

A: All lots the seller is interested in selling are included in this listing. The seller is unaware of any nearby properties that are for sale.

Q: Will the seller sell any lots separately?

A: No, the seller is only interested in selling the property as it is listed, at this time.

Q: Is there a Survey?

A: It has been surveyed but not by the seller. The seller has never seen the recent survey and does not have a copy of a recent survey.

Q: Are there any encroachments?

A: Possibly, please consult a surveyor if this is a concern.

Q: Is this property flat or hilly?

A: Mostly hilly with a flat spot behind the lake dam.

Q: Are the boundaries marked?

A: No, please use an app like OnX Hunt or Land ID to show the property.

Q: Is the lake stocked with fish?

A: Yes, however, the seller does not know what kinds of fish or when it was last stocked.