

Quick Reference Guide: Rocky Waters Estate

Promotional Website: www.teamwycoff.com/rockywaters

Agents with proven pre-qualified buyers may access a Privileged Insights website pertaining to the property such as the P & L, Blueprints, Equipment List Pricing, Plat/Survey, etc. The web address is:

<https://www.teamwycoffrealtors.com/rockywatersadditionalinformation> and the password will be made available upon receipt of an acceptable proof of funds or pre-approval letter from the Buyer(s).

The property includes 3 PINs and 4 Addresses. The breakdown is as follows:

09-001-501-00

2003 W. Hanover Road: Main Lodge

1987 W. Hanover Road: Fisherman's Cabin, adjacent to lake, used as VRBO

2022 Annual Real Estate Taxes: \$34,234.68

09-001-501-01

2121 W. Hanover Road: Rock Quarry & Equipment Shed

2022 Annual Real Estate Taxes: \$580.10

09-000-242-08

2051 W. Hanover Rd: Manager's Residence

2022 Annual Real Estate Taxes: \$5,749.28

Tillable Acres:

Currently 25 acres are vineyards and another 35 acres are tillable and currently is grass bailed.

Utilities

Well

The well is tested annually by the county. The 2023 well test is available upon request.

There is one private well 425 ft. deep well that services the entire estate. It is set at 350 ft. and has a 3 horsepower motor.

Gas

The structure mainly uses propane as a heat source that is provided by LP.

Each structure has its own tank and together they use roughly 8,000 gallons of propane annually. Tank size capacity per property as follows:

Lodge: 2,000 gal

Manager's Residence: 1,000 gal

Fisherman's Cabin: 1,000 gal

**Note: The Manager's Residence has a whole house wood-burning stove that heats the whole house and has Gas as a back-up. The wood-burning stove only needs 4 logs at night and 4 logs in the morning.

Septic

Each structure has its own septic tank. Ages per property, as follows:

Lodge: Original (approx. 2008)

Manager's Residence: Original (2001)

Fisherman's Cabin: New in 2021 (sized for 10 people)

Lake

The lake is 5 acres and at least 25 ft deep. It is spring fed from at least 20 springs. The lake is abundantly stocked with a variety of fish.

Development Potential

With over 1 million visitors annually to the Galena area, more recreational and lodging needs exist. This property offers land for expansion into a full resort destination.