

# XS 12 RV RANCH

## AMENITIES

- Oversized 35' x 53x Lots
- Full Hookups: 120/50/30 Amp Power
- Paved and Lighted Concrete Streets
- Restrooms and Showers
- Swimming Hole
- Kayak and Paddle Boating
- Lighted Sport Court: Tennis, Basketball and Pickle-ball
- Dog Park and Dog Wash
- Quiet and Secluded
- Controlled Access Gates
- Security Cameras
- Mailboxes
- Community Party Barn
- Large Stocked fishing Lake with Deck and Stream (Catch and release only!)
- 2 Miles of Internal Roads to Walk, Hike and Bike
- Beautiful Shaded Picnic Area
- Dogs of All Sizes Welcome
- 1,200' Above Sea Level, We Always Have Nice Breezes
- 8,500 SF Hangar
- 3,200 SF Runway



# XS12 RV RANCH

## LAND AND INFRASTRUCTURE VALUE

Land	\$3,500,000	Fencing	\$215,000
52 Operating Sites	\$1,250,000	Detention Pond/Grassy Swale	\$75,000
51 Shovel Ready Sites	\$714,000	3 Wells	\$225,000
127 Permitted Sites	\$635,000	Entry Gate	\$75,000
Owner Hangar	\$540,000	Tennis Court	\$35,000
Helli Hangar Party Barn	\$187,000	Back Lake	\$350,000
Laundry/Bathhouse	\$150,000	Front Lake	\$200,000
Arrival Office	\$50,000	Swimming Hole	\$30,000
Maintenance Shed	\$20,000	Fishing Deck/Kayak Launch	\$20,000
Septic System	\$100,000	Dog Park	\$3,000
Pumphouse	\$150,000	Fire Pit	\$2,000
Water System	\$250,000	Signage	\$15,000
Electrical Upgrades	\$100,000		
Runway	\$900,000		
Internet System	\$40,000		
		<b>Total:</b>	<b>\$9,831,000</b>

# XS12 RV RANCH

## SALIENT DATA

<b>Site Breakdown :</b>	<p>Phase I: 52 finished sites (rows B &amp; C sites #27-#78, currently 80% occupied, 51 shovel ready sites (rows A &amp; D, sites #1-#26 &amp; #79-#103). Estimated cost to finish - \$306,000 (\$6,000 per site plus road)</p> <p>Phase II: 127 permitted sites (#104-#230). Estimated cost to finish \$15,000 per site including roads - \$1,905,000</p>
<b>Fencing :</b>	8' game fence around all 250 acres, true tensel high wire 12,493 linear feet
<b>Hangar:</b>	8,500 square feet, fully insulated (1,000 square feet with 5 ton HVAC). Office, kitchen, two bathrooms, shower
<b>Party Barn :</b>	2,500 square feet with 5 ton HVAC, full kitchen with seating for 75. Three 65" 4K LG TV's, 21' ceilings, spray foam insulated. Two remote control/remote/access key pad locks
<b>Tennis Courts :</b>	Lighted and fenced
<b>Laundry and Bathhouse :</b>	20' X 50', foam insulated, 6 Maytag commercial washer and dryers, plumbed for 4 additional machines. Credit card readers on each machine, uses WiFi to charge customers (State of the art. Two 2 ton ductless HVAC, tankless hot water system). Commercial chemical injection water system, self cleaning filtration for calcium. Machines under Maytag factory warranty.
<b>Arrival Office :</b>	31' X 15', full custom interior, 2 ton ductless HVAC
<b>Runway :</b>	3,200 feet, lighted and paved. 40' wide. Airport currently decommissioned but could be reinstated
<b>Main Entry :</b>	Controlled access gate, 2 proxy card readers (1 for SUV and 1 for RV), key fob clickers all remote programmable. Can hold 1,000 names on digital directory. 20

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## SALIENT DATA

- Multiple Water Features :** Six acre back lake has Aeration system to keep water clear, 3 HP Pentari 10 speed pump that shoots water 30'
- Main Concrete Drive :** 30' wide, 40' wide radius turns, 6" thick, all pads same specifications, #4 rebar 12" OC, 4,000 PSI rated for 90,000 lbs, cured and cut to eliminate cracks, concrete full lab tested to confirm specifications, subsurface limestone rock, 1,200' ASL elevation, no flooding or standing water, all drainage designed by civil engineers, all underground utilities, commercial specifications, two detention ponds
- Septic Systems :** Aerobic System, 100 taps fully permitted by TCEQ and Williamson County Wastewater Department
- Fire Suppression System :** 50 HP Gould soft start pump. 1,000 gpm through 8" C900 pipe. 2 hydrants
- Internet Systems :** Fibre Optic, Spectrum Provider. Owned mesh tower system which allows delivery of streaming WiFi throughout property.
- Water Systems :** New and state of the art, 5 HP Gould 220 V well pump chlorinator. Two 38,000 gallon AWSA galvanized water tanks. Three Gould 7.5 HP variable speed 480 volt 3 phase surface pumps, two new pumps for standby in case main pumps fail, all linked together by programmable controllers and transducers. All underground pipe is 36" underground C900n8" pipe. All faucets are Woodward freeze proof and don't require dripping in the event of freezing. The 90 PSI is more than required for any water system, can pump up to 120 PSI if needed.
- Electric Systems :** All new wiring, Siemens switches and surge protectors. All new transformers. 480 3-phase wire brought to mechanical systems. Single phase 230 volt power to RV's. All underground utilities to RV's. New pedestals and individual meters. Pedernales Electric