

The Falls: Acreage / Sq. Ft.

29.61 1,289,812 sq. ft

List Price

\$1,800,000

**Construction Costs**

**Cost**

House	\$500,000	\$250/sq. ft.	Includes Spacious wrap around porch, screened in porch, back deck overlooking the Salacoa Creek and gazebo.
Pavilion	\$200,000	\$53/sq. ft.	3750 Sq. Ft. with Kitchen/wet bar, half bath, stage.
Bathhouse	\$75,000	\$250/sq.ft.	Climate Controlled, Oversized shower, stall, urinal, separate septic
Bridge / Dock	\$120,000	~\$80/sq. ft.	~300' long with gazebo. ~1500 sq. ft.
Detached garage	\$50,000	\$93/sq.ft.	Climate controlled, water
Total Value Construction Costs	<u>\$945,000</u>		

**Other Assets / Infrastructure**

Details Details Details Details

Spring Fed / Water Shed Fed Lake	No value assigned	~5.21 acres, including industrial fountain and dock		
Salacoa Creek	No value assigned	Water frontage		
Cabin, circa 1940's	No value assigned	Houses electrical for irrigation, fountain, river		
Three pumps and waterfalls South end of lake	\$20,000			
Asphalt drive	\$100,000	~1,600' long	~6'wide	\$10/sq.ft. ~9,600 sq. *There's more asphalt
Set back for water	\$300,000	~ 2,000 linear ft.		\$150/ft
Set back for electricity	\$40,000	~ 2,000 linear ft.		\$20/ft
Landscaping - Greenscape/Hardscape Pit and Grill area	\$300,000	Very conservative		
3 septic systems	\$45,000	*We have three Aerobic systems which are superior over Anaerobic systems		
Landscape Lighting	\$30,000			
5 electrical meters	\$25,000			
Pad mounted electrical boxes	\$30,000			
River Construction & Materials	\$200,000			
Fountain/Pump/Lights/Control Panel	\$30,000			
Total Value of amenities	<u>\$1,120,000</u>			

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Total Structures & Amenities	<u>\$2,065,000</u>	
Average land value (\$19,351/acre x 29.61 acres)	\$573,560	(Refer to "Nearby Land Sales" tab) - (The land value is a very conservative number, it does not consider value of the lake or river front)
Total Value Structures + Land value of The Falls	<u>\$2,638,560</u>	
Total Assets + Land value of The Falls	\$2,638,560	
Less: Asking price	<u>-\$1,800,000</u>	
Asking price less total value of land & assets	<u>\$838,560</u>	Conservative net gain to buyer. (I do not believe you could build this property for less than \$5mm today)

**Items not figured in the value of the above items include, but are not limited to:**

- \*Value of furniture
- \*Value of heavy equipment: John Deere UTV, 6 seater golf cart, John Deere Zero Radius Z-950
- \*Value of misc. items: venue chairs, venue tables, Linens, sheers for pavilion, scaffolding

### Unimproved - Raw Land Sales

FMLS	Address	Distance from The Falls	List	Sell	% to List	Acres	Close	Finance	\$/Acre
7650167	0 Owens Gin Rd, #1	< 1 mile	\$750,000	\$750,000	100%	45.66	3/16/2026	Conventional	\$16,423
7609735	Lot 3 Hunts Gin Rd #3	< 1 mile	\$314,900	\$261,000	83%	11.78	7/29/2025	Conventional	\$22,156
7641450	00 Hunts Gin Rd L1 #1	< 1 mile	\$269,850	\$255,000	94%	12.32	3/11/2026	Cash	\$20,698
7563577	00 Hunts Gin Rd L2 #2	< 1 mile	\$274,950	\$255,000	93%	11.75	3/11/2026	Cash	\$21,702
7609729	Lot 4 Hunts Gin Rd #4	< 1 mile	\$299,750	\$288,500	96%	12.00	3/27/2026	Cash	\$24,038
Average				<u>\$288,500</u>		<u>93.51</u>			\$19,351

Real Estate agent purchased and most likely deducted his commission from the sales price  
 Sell price from listing agent Cheryl Melis who said it's incorrectly stated in FMLS  
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The Falls Acreage x Sales Price/Acre relative to above sales
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The Falls at Whitetail Ranch	Subect Property	29.64 acres	Comp Price for Unimproved Land
7650167 - 0 Owens Gin Rd			\$486,777.72
7609735 - Lot 3 Hunts Gin			\$656,703.84
7641450 - Lot 1 Hunts Gin			\$613,488.72
7569577 - Lot 2 Hunts Gin			\$643,247.28
7609729 - Lot 4 Hunts Gin			\$712,486.32
Average			\$573,559.83

\*The value shown is a "relative" value, considering The Falls as raw property without improvements. Unlike the nearby comps, The Falls is fully developed with roads, landscaping, water, electricity, septic systems, etc.

## General cost of infratructure alone - underestimated

This cost breakdown does not include the costs of the structures

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