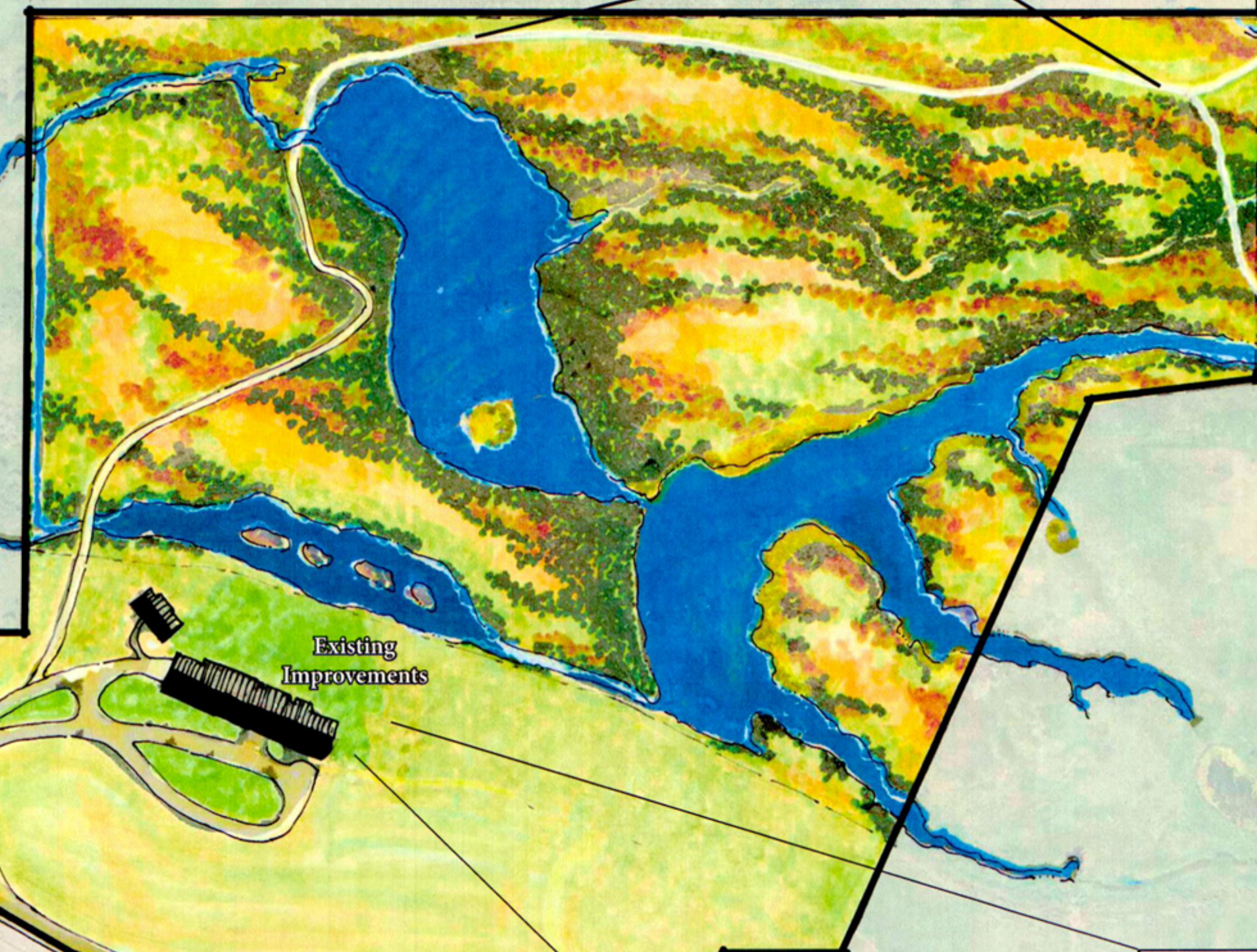
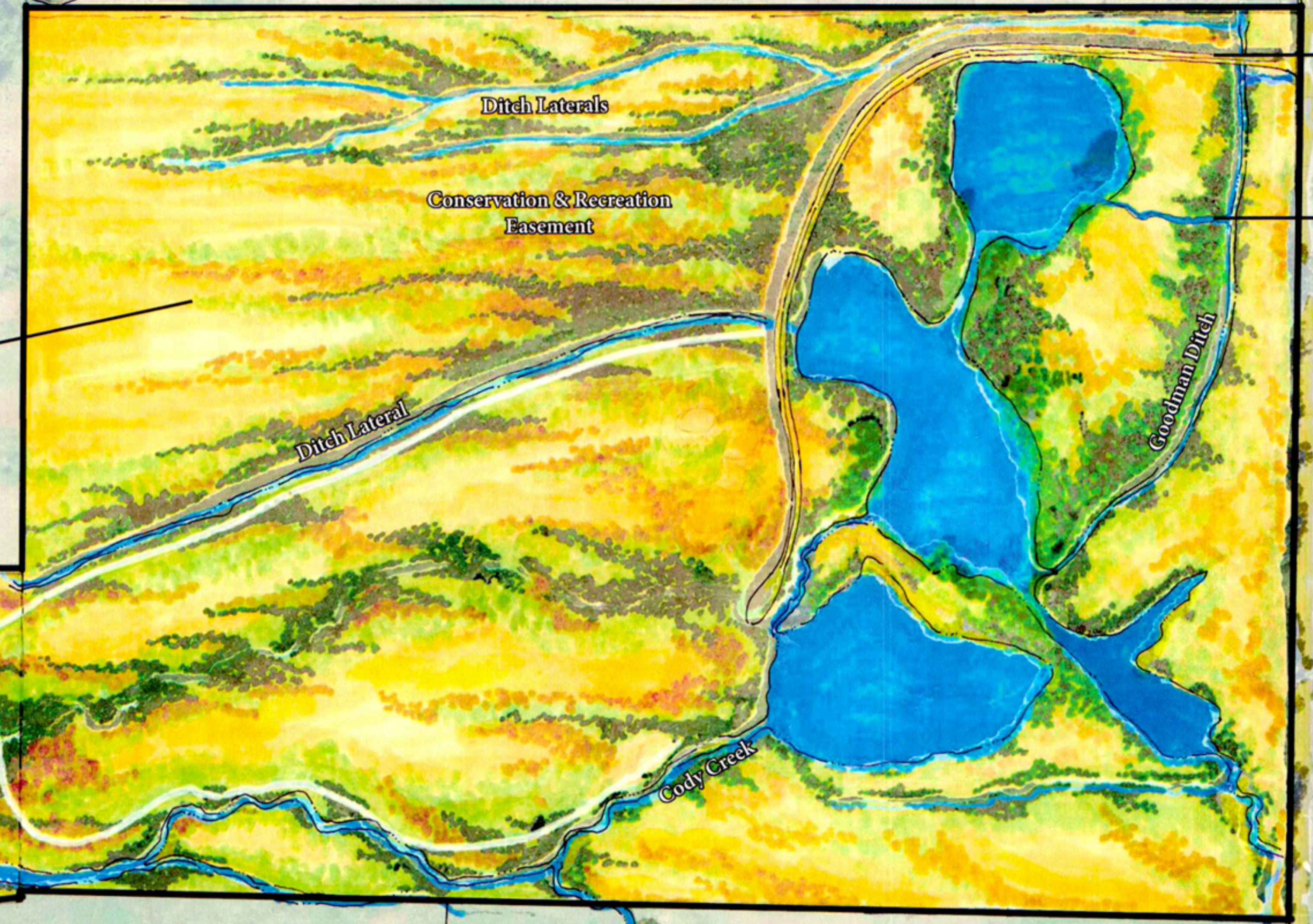


CODY CREEK RANCH

PROPERTY FEATURES AND ENTITLEMENTS

- Privacy: - 65+ acres
- Land Trust Wildlife Summary: - 40 mammal species
- 130 bird species
- 5 amphibian species
- Water Rights: - Senior rights over Cody Creek system
- Aquatic Habitat: - 6 interconnected ponds, linked by natural creeks and fish ladders

Conservation & Recreation Easement
55+ acres under conservation easement:
Recreation uses including unlimited fishing, birding, hiking, biking, boating, swimming, camping and horseback riding



Building Envelope Features	
Existing Structures	
Main House	4,660 s.f.
Guest House	939 s.f.
Garage	732 s.f.
TOTAL	6,331 s.f.
Additional Improvements Allowed	
Main House Addition	2,401 s.f.
Barn	2,400 s.f.
Garage	739 s.f.
TOTAL	5,540 s.f.
Total Allowed	
Structures	11,871 s.f.
Site Development	32,007 s.f.
Riding Arena	(exempt up to 32,000 s.f.)

