

The Ranch at Broad Acres

Location: West side of Hand Road, between Carroll and Hathaway Roads

Lot #	Lot Features	Building	Status	Retail Price
1	S	80.20	Pending	\$ 59,900
2	S	60.00	Pending	\$ 66,900
3	S	60.00	Pending	\$ 66,900
4	S	60.00	Pending	\$ 66,900
5	S	58.40	Pending	\$ 64,900
6	S	58.00	Pending	\$ 64,900
7	S	58.00	Pending	\$ 64,900
8	S	58.00	Pending	\$ 64,900
9	S	62.00	Hold	\$ 68,900
10	S	59.00	Hold	\$ 64,900
11	S	63.00	Hold	\$ 68,900
12	S	63.00	Hold	\$ 68,900
13	S	58.00	Hold	\$ 63,900
14	S	61.00	Hold	\$ 66,900
15	S	62.00	Hold	\$ 67,900
16	S	64.00	Hold	\$ 69,900
17	S	59.00	Hold	\$ 64,900
18	S	63.00	Hold	\$ 68,900
19	S	58.00	Hold	\$ 63,900
20	S	61.00	Hold	\$ 73,900
21	S	64.00	Hold	\$ 77,900
22	S	62.00	Available	\$ 79,900
23	S	64.00	Available	\$ 84,900
24	S,L	64.00	Available	\$ 88,900
25	S,L	68.00	Available	\$ 87,900
26	S,L	70.00	Available	\$ 90,999
27	S,L	62.00	Hold	\$ 85,900
28	S,L	62.00	Hold	\$ 85,900
29	S,L	64.00	Available	\$ 88,900
30	S,L	66.00	Available	\$ 91,900
31	S,L	65.00	Available	\$ 90,900

Lot #	Lot Features	Building	Status	Retail Price
32	S,C,L	63.00	Available	\$ 90,900
33	S,C,L	66.00	Available	\$ 91,900
34	S,C,L	68.00	Available	\$ 94,900
35	S,C,L	64.00	Available	\$ 94,900
36	S,C,L	67.00	Available	\$ 94,900
37	S,C,L	69.00	Available	\$ 95,900
38	S,L	68.00	Available	\$ 94,900
39	S,L	64.40	Available	\$ 91,900
40	S,L	64.00	Available	\$ 88,900
41	S,L	64.00	Available	\$ 88,900
42	S,L	70.00	Hold	\$ 84,900
43	S,L	70.00	Hold	\$ 84,900
44	S,L	64.00	Hold	\$ 86,900
45	S,L	66.00	Available	\$ 91,900
46	S,L	67.00	Available	\$ 92,900
47	S,L	68.10	Available	\$ 94,900
48	S,L	66.00	Available	\$ 91,900
49	S,L	69.00	Available	\$ 95,900
50	S,L	68.00	Available	\$ 94,900
51	S,L	67.00	Available	\$ 92,900
52	S,L	67.00	Available	\$ 92,900
53	S,L	67.00	Available	\$ 92,900
54	S,L	67.00	Available	\$ 85,900
55	S,L	60.00	Available	\$ 79,900
56	S,L	61.00	Hold	\$ 84,900
57	S,L	63.00	Available	\$ 87,900
58	S	63.00	Hold	\$ 72,900
59	S	83.10	Hold	\$ 59,900
60	S,L	66.00	Hold	\$ 91,900
61	S,L	68.00	Hold	\$ 94,900
62	S,L	67.00	Hold	\$ 92,900

****There will be a \$2,000 per lot Sewer assessment from Hunteartown for each lot.

** Pads are 75' deep from the front building line as shown on plat.

Features: C = Cul De Sac; D = Daylight; P = Park; L = Lake; S = Sidewalk; W = Woods; WO = Walkout

Minimum Square Footage Requirements

Lot Numbers 1 Story 2 Story
 1,400 1,800 sf

Attached Garage 500 sf

Additional Information

Each home must have 90sf min brick, masonry, or wood on the front elevation.

Annual Community Association Dues: \$TBD

Each home shall have planted at least twelve (12) well developed shrubs

Northwest Allen County Schools

Prices specifically exclude sidewalks, water and sewer tap fees, and permit and utility fees

North Eastern Group

10808 La Cabreah Lane, Fort Wayne, IN 46845

Contact: Kim Ward (260) 489-7095 x 347

www.northeasterngroup.com

Effective as of: 7/10/2023

This pricing sheet is for information purposes only. The fall is approximate and should be confirmed before lot closing and final construction planning occurs.

SIDEWALK REQUIREMENTS SHOULD BE VERIFIED IN COVENANTS AND RESTRICTIONS

The Ranch at Broad Acres

Location: East side of Hand Road, between Carroll and Hathaway Roads

Lot #	Lot Features	Building	Status	Retail Price
63	S,L	65.00	Hold	\$ 90,900
64	S,L	64.00	Hold	\$ 88,900
65	S,L	65.00	Hold	\$ 90,900
66	S,L	65.00	Hold	\$ 90,900
67	S,L	62.00	Hold	\$ 85,900
68	S,L	64.00	Hold	\$ 88,900
69	S,C,L	62.00	Hold	\$ 85,900
70	S,C,L	63.00	Hold	\$ 91,900
71	S,C,L	65.00	Hold	\$ 91,900
72	S,C,L	62.00	Hold	\$ 91,900
73	S,C,L	63.00	Hold	\$ 88,900
74	S,L	70.00	Hold	\$ 89,900
75	S,L	69.00	Hold	\$ 90,900
76	S,L	65.00	Hold	\$ 90,900
77	S,L	65.00	Hold	\$ 89,900
78	S,L	63.00	Hold	\$ 85,900
79	S,L	65.00	Hold	\$ 87,900
80	S,L	65.00	Hold	\$ 86,900
81	S,L	63.60	Hold	\$ 85,900
82	S	85.00	Pending	\$ 60,900
83	S	65.00	Pending	\$ 69,900
84	S,L	68.00	Pending	\$ 89,900
85	S	65.00	Pending	\$ 69,900
86	S	85.00	Pending	\$ 60,900

Lot #	Lot Features	Building	Status	Retail Price
87	S,L	64.00	Pending	\$ 86,900
88	S,L	67.00	Pending	\$ 89,900
89	S,L	63.00	Pending	\$ 85,900
90	S,L	67.00	Pending	\$ 89,900
91	S,L	68.00	Pending	\$ 90,900
92	S,L	70.00	Pending	\$ 94,900
93	S,L	72.00	Pending	\$ 95,900
94	S,L	68.00	Pending	\$ 94,900
95	S,L	67.00	Pending	\$ 92,900
96	S,L	66.20	Pending	\$ 91,900
97	S,L	68.00	Pending	\$ 94,900
98	S,L	66.00	Pending	\$ 91,900
99	S,L	69.00	Pending	\$ 95,900
100	S,L	73.00	Pending	\$ 101,900
101	S,L	71.00	Pending	\$ 99,900
102	S,L	72.00	Pending	\$ 99,900
103	S,C,L	70.00	Pending	\$ 99,900
104	S,C,L	65.00	Pending	\$ 99,900
105	S,C,L	69.00	Pending	\$ 99,900
106	S,C,L	68.00	Pending	\$ 99,900
107	S,C,L	66.00	Pending	\$ 99,900
108	S,C,L	68.00	Pending	\$ 99,900
109	S,L	72.00	Pending	\$ 99,900
110	S,L	75.00	Pending	\$ 101,900

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Lot Numbers	1 Story	2 Story
	1,400	1,800 sf

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