

DEVELOPMENT BUDGET (44 LOTS)	
Line Item	Amount (\$)
Amenities	
Surveys / Fees / Entitlements	\$325,000.00
8' High Fencing & Gates + Misc Fencing Needed	\$550,000.00
Turkey and Hog Breeding / Raising Facilities	\$50,000.00
Entrance	\$125,000.00
Pond (excavation, liner, aeration, stocking)	\$400,000.00
Rec Center Building (60x60 + 60x40 porch and 30x60 awnings /utilities/AC)	\$350,000.00
Rec Center build Out / Firepits / Furniture / Bathrooms / Bar & Kitchen / Outdoor BBQs	\$550,000.00
Playground / Pickleball / Basketball / playground fence / Tramps / Turf	\$150,000.00
Processing Building and equipment shop 40x60 (framed-out kitchen 20x20 + AC)	\$150,000.00
Processing Kitchen / Walk-in Freezer / Equipment	\$175,000.00
Silo / Feed Trailer / Livestock Trailer / Fuel Tank / Misc Ranching equipment	\$150,000.00
Ranger / ATV / Shop Tools	\$100,000.00
Skid with Grinding drum	\$150,000.00
(5) Feeders + (4) Turkey Gravity Feeders	\$20,000.00
(5) Box Blinds (+delivery/install)	\$70,000.00
Stocking 200 Animals	\$200,000.00
Operating Expense Reserve	\$360,000.00
Drone / Cameras / Advertising	\$20,000.00
Game Cameras / Lights	\$5,000.00
Water Lines to Troughs / Cut in Wallow Tanks	\$75,000.00
Miscellaneous	\$50,000.00
3D Archery Targets for 3D course for the public and Members	\$20,000.00
Equestrian Facility (Arena + Fencing)	\$155,000.00
Subtotal - Amenities & Infrastructure	\$4,200,000.00
Overhead / Supervision / Fuel (6%)	\$252,000.00
Adjusted Amenities & Infrastructure Total	\$4,452,000.00
Development and Infrastructure	
Chip Seal	\$500,000.00
Sewer	\$800,000.00
Trenching (Water & Electrical Install)	\$700,000.00
Highway Commercial Utilities Misc.	\$100,000.00
Preserve Culverts / Roads / Drainage	\$50,000.00
Contingency (Development Cushion)	\$300,000.00
Subtotal - Development	\$2,450,000.00
Overhead / Supervision / Fuel (6%)	\$147,000.00
Adjusted Development Total	\$2,597,000.00
TOTAL AMENITY & DEVELOPMENT COSTS	\$6,650,000.00
TOTAL OVERHEAD / SUPERVISION / Fuel (6%)	\$399,000.00
PURCHASE OF THE 340 ACRES	\$3,100,000.00
ROOM FOR 2% COMMISSIONS WHEN NEEDED	\$106,000.00
GRAND TOTAL PROJECT COST	\$10,255,000.00

**whatever petersen brokerage avoids having to pay out in commissions they retain

