

86 Nicki Lane – Fact Sheet

This listing originally included a 5th wheel hence a much higher original price.

Utilities

- Electrical
 - New meter Base – (2022 or 2022)
 - 320-A Main service
 - 50-A RV hookup
 - 30-A RV hookup
- Water
 - New Variable Speed well pump with controller and filter system (2021/22)
 - Constant Pressure so no pressure tank needed
 - Water filtration system added
 - Well produces very good water flow.
- Septic
 - Main tanks replaced 2022
 - Additional tank added for RV
 - Pumps to main as needed
 - 2025 inspection is attached.

Drainage bulkhead at the south end was added to direct culvert water to the existing ditch. Gravel driveway added from roadway shared with two other homes.

Sellers had a 5th wheel installed and setup for several years and intended to build forever home but have since decided to move to Arizona.

Original owner had planned to put a manufactured home onsite per the original septic As-Built.

Road Maintenance. There is no formal group but the neighbors just get together now and then to make any needed repairs.



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