



Special Provisions

Deed Restrictions to be recorded upon closing

- The property shall be used for residential use and/or agricultural use only and any residence must be a minimum of 2,000 square feet;
- No improvements may be constructed within 120 feet of the road; No improvements may be constructed within 75 feet of the property boundary line;
- Temporary structures may not be used as a residence;
- Agricultural use is permitted but limited to one (1) Animal Unit per two (2) acres;
- Commercial use for storing, warehousing, and/or distribution of goods is prohibited; and
- Commercial feedlots and poultry, swine, and/or kennel operations are prohibited.

**TABLE 1: Commonly used Animal Unit Equivalents**

| <b>CLASS OF ANIMAL</b>            | <b>ANIMAL UNIT EQUIVALENT</b> |
|-----------------------------------|-------------------------------|
| <b>Cow, 1000 lb, dry</b>          | <b>0.92</b>                   |
| <b>Cow, 1000 lb, with calf</b>    | <b>1.00</b>                   |
| <b>Bull, mature</b>               | <b>1.35</b>                   |
| <b>Cattle, 1 year old</b>         | <b>0.60</b>                   |
| <b>Cattle, 2 years old</b>        | <b>0.80</b>                   |
| <b>Horse, mature</b>              | <b>1.25</b>                   |
| <b>Sheep, mature</b>              | <b>0.20</b>                   |
| <b>Lamb, 1 year old</b>           | <b>0.15</b>                   |
| <b>goat, mature</b>               | <b>0.15</b>                   |
| <b>Kid, 1 year old</b>            | <b>0.10</b>                   |
| <b>Deer, white tailed, mature</b> | <b>0.15</b>                   |
| <b>Deer, mule, mature</b>         | <b>0.20</b>                   |
| <b>Elk, mature</b>                | <b>0.60</b>                   |
| <b>Antelope, mature</b>           | <b>0.20</b>                   |
| <b>Bison, mature</b>              | <b>1.00</b>                   |
| <b>Sheep, bighorn, mature</b>     | <b>0.20</b>                   |

(from USDA NRCS National Range and Pasture Handbook)