



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

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

(from USDA NRCS National Range and Pasture Handbook)