



Frequently Asked Questions

Q What type of lots will be in Prairie Pointe?

A Prairie Pointe will feature large single-family lots up to 1.16 acres as well as several duplex lots.

Q How many lots will there be in Prairie Pointe?

A There will be a total of 51 lots. The subdivision will be developed in either two or three additions.

Q How long before future additions begin?

A Work on future additions will start once approximately 80% of the lots in the previous addition are sold. For example, once 80% of the lots in the first addition are sold, work will begin on the second addition.

Q What do I need to do to purchase a lot?

A First, contact Steve at (217) 341-5274 or steve@gosangamon.com to confirm lot availability. After lot availability has been confirmed, the lot purchaser will be required to make a down payment to secure the lot until closing. The remaining balance must be paid at closing.

Q What is this \$10,000 grant?

A Prairie Pointe subdivision is located within a Tax Increment Financing (TIF) district. In order to promote development, a \$10,000 grant is offered to individuals who purchase a lot in Prairie Pointe. The only stipulation of this grant is that construction is completed within one calendar year of the lot closing date. If construction is not completed within that timeframe, the grant money must be paid back.

Q Will there be protective covenants in Prairie Pointe?

A Yes. A copy of the covenants is available by request or can be viewed online at www.ElkhartHomes.net.

Q What will be the minimum square footage requirement of homes/duplexes in Prairie Pointe?

A Prairie Pointe will have a minimum square footage requirement of 1400 sqft for ranch homes and 1700 sqft for two-story homes. With duplex lots, the minimum square footage requirement for each side will be 1000 sqft.

Q Am I required to build within a certain timeframe?

A Construction must commence within 12 months of the lot closing date. The project must be completed within one calendar year of the starting date. As previously stated above, if the grant money is to be maintained by the lot purchaser, the project must be completed within one calendar year of the closing date.

Q What are the minimum setback requirements for homes in Prairie Pointe?

A The minimum setback requirements are as follows:

Front: 30 feet from front property line
Sides: A total equal to 10% of the width of lot
Back: 10 feet from rear property line

Q Still have questions?

A Contact Steve at (217) 341-5274 or steve@gosangamon.com and he will be more than happy to answer any other questions you may have about Prairie Pointe.