



Cottage Lots at Rocking Horse Farm



ROCKING HORSE
F A R M



Cot·tage

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Noun

A cozy home near open grassy areas,
evoking a countryside dwelling.

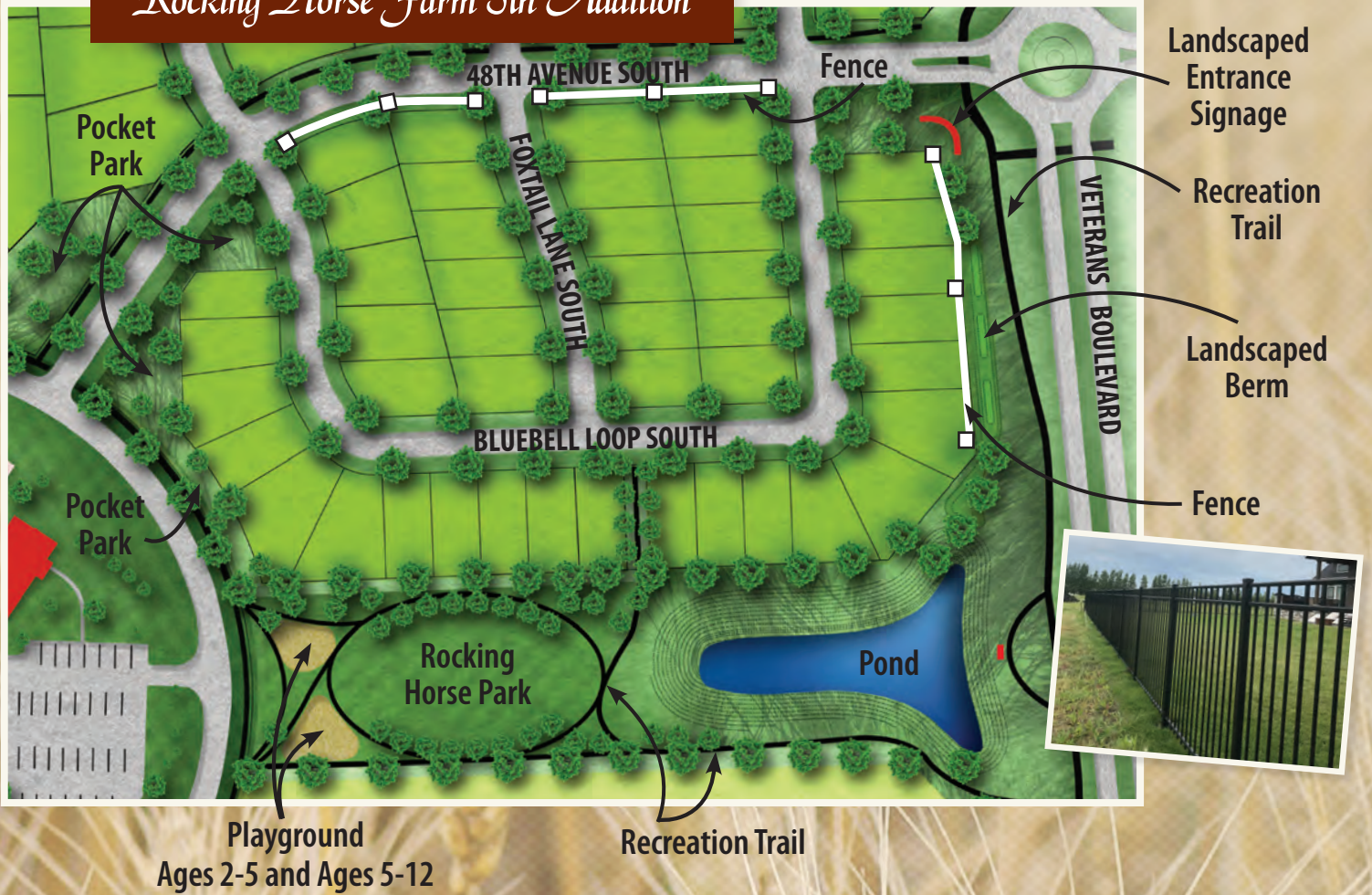


The Cottages at Rocking Horse Farm is a charming neighborhood comprised of 45 smaller building lots which allow the homeowner to down-size or create a more modest, efficient home. Located directly adjacent to the new Rocking Horse Park and other green space, nearly 50% of the lots offer unobstructed views. The 5.62-acre park will consist of a measured exercise trail, manicured turf, a wildlife pond and playground equipment for 2-5 year olds and another set for 5-12 year olds.

Most of the lots are approximately 55' wide and range in size from just under 6,000 sq. ft. to close to 12,000 sq. ft. Each homeowner will pay a monthly Home Owners Association (HOA) fee for a private firm to mow their lawn and remove snow from their sidewalk and driveway. This fee will also include the cost for maintenance of Rocking Horse Farm's current four learning-oriented pocket parks, two landscaped signage lots and two trail access lots.

We look forward to having you join us at Rocking Horse Farm.

Rocking Horse Farm 5th Addition



Rocking Horse Farm is a modern, rural-themed community inspired by the traditional values of the land. It's comprised of several unique neighborhoods where one can live, work and play.



160-Acre Rocking Horse Farm Community
(Veterans Boulevard and 52nd Avenue South - Fargo, ND)

Rocking Horse Farm 5th Addition Cottages

- 45 Smaller Single-Family Lots
 - 1 to 1.5 Story homes
 - 11 City park lots
 - 5 Pocket-park lots
 - 7 Green-space lots
 - Wrought iron fence with fieldstone columns
- Home Owners Association
- 5.62-Acre Park with Exercise Trail
- No Through Streets
- West Fargo School District
- Rocking Horse Farm is not within the current FEMA 100-year flood plain as of 1-16-15



Rocking Horse Park (Fall 2018)

Amenities near Rocking Horse Farm



- West Fargo School District**
1. Freedom Elementary
 2. Liberty Middle
 3. Sheyenne High
 4. Independence Elementary
 5. Osgood Elementary
 6. West Fargo Elementary (2019)

- Shopping**
1. Costco
 2. Hornbacher's
 3. Cash Wise Foods
 4. Walmart
 5. Dollar Tree

- Recreation**
1. Family Wellness Center
 2. Sanford Power Center
 3. Scheels Arena
 4. Osgood Golf Course
 5. Rocking Horse Park (2018)

- Other**
1. Sanford Medical Center
 2. Essentia Clinic
 3. Microsoft
 4. Bright Futures Early Learning Center



Diane Nordhousen
Cell: 701-238-5751
diane@parkcompany.com



Jenny Schuster
Cell: 701-729-5851
jennyschuster@parkcompany.com



Office: 701-237-5031
parkcompany.com



JetLand Properties, LLC
4838 Rocking Horse Circle | Fargo, ND 58104 | p: 701-356-0219 | rockinghorsefarm.com