

Welcome to

Savannah

P.O.I.N.T.E

*Beneath every Dream Home
is a great piece of land...*

- ❖ Large lots up to 3/4 of an acre
- ❖ Treed, Walkout & Daylight lots available
- ❖ Springfield utilities, Ameren Gas
- ❖ Protective covenants, Custom mailboxes
- ❖ Ball-Chatham School District
- ❖ Lots priced from \$52,500
- ❖ Currently available for home construction

*Want more info
On Savannah Pointe?*

**It's just a click away at
StartYourDreamHome.com**

NOW PRE-SELLING THIRD ADDITION LOTS!

PLAT & PRICING INFO INCLUDED IN THIS PACKET



John Klemm

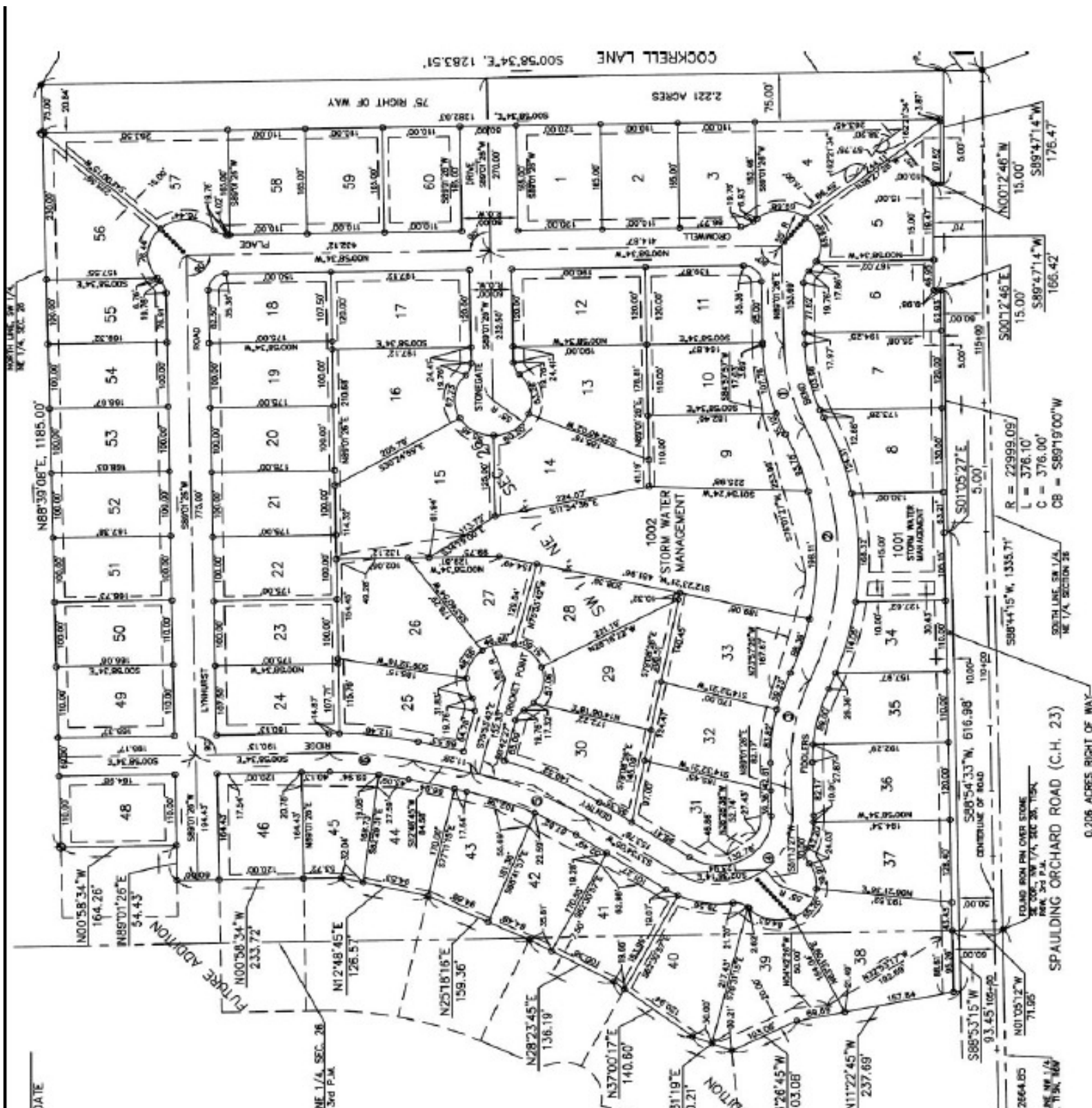
217.793.1967

217.652.0194

*The Developer of
Cider Mill, Panther Creek, Piper Glen & The Reserve*

Savannah P.O.I.N.T.E

FIRST ADDITION PLAT



DATE

0.206 ACRES RIGHT OF WAY

SPAULDING ORCHARD ROAD (C.H. 23)

FOLDING IRON PIN OVER STONE
MARKER, NW 1/4, SEC. 26, T15N, R3E, P.M.

2664.05

N01°05'12"W
71.95'

S88°53'15"W
9.345' 102+92

S01°05'27"E
5.00'

S00°12'46"W
15.00'

S89°47'14"W
166.42'

S89°47'14"W
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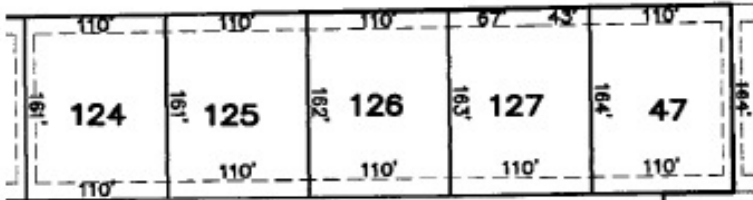
FIRST ADDITION
PRICE LIST

Lot	Price	Walkout or Daylight
1	\$56,900	
2	SOLD	
3	SOLD	
4	\$59,900	W
5	\$61,900	W
6	SOLD	W
7	SOLD	W
8	SOLD	W
9	SOLD	W
10	SOLD	D
11	SOLD	
12	SOLD	
13	SOLD	D
14	SOLD	W
15	SOLD	D
16	SOLD	
17	SOLD	
18	SOLD	
19	SOLD	
20	SOLD	
21	SOLD	D
22	SOLD	D
23	SOLD	D
24	SOLD	
25	SOLD	
26	SOLD	D
27	SOLD	W
28	SOLD	W
29	SOLD	D
30	\$61,900	

Lot	Price	Walkout or Daylight
31	\$63,900	
32	SOLD	
33	SOLD	W
34	\$59,900	W
35	SOLD	W
36	\$63,900	W
37	SOLD	W
38	SOLD	W
39	SOLD	W
40	SOLD	W
41	SOLD	W
42	SOLD	W
43	SOLD	W
44	SOLD	W
45	SOLD	W
46	SOLD	W
47	SOLD	
48	SOLD	
49	SOLD	
50	SOLD	
51	SOLD	
52	SOLD	
53	SOLD	
54	SOLD	
55	\$56,900	
56	\$61,900	
57	SOLD	D
58	SOLD	D
59	SOLD	D
60	\$57,900	D

Savannah P.O.I.N.T.E

SECOND ADDITION PRICE LIST



LYNHURST ROAD



Lot	Price	Walkout or Daylight
47	SOLD	
61	\$73,900	W
62	SOLD	W
63	SOLD	W
64	SOLD	W
65	SOLD	W
66	SOLD	W
67	SOLD	W
68	SOLD	W
69	SOLD	W
70	SOLD	W
124	SOLD	
125	SOLD	
126	\$56,900	
127	SOLD	

ROAD

Savannah P.O.I.N.T.E

THIRD ADDITION PRICE LIST



Lot	Price	Walkout or Daylight
71	\$72,900	W
72	\$74,900	W
73	\$73,900	W
74	SOLD	W
75	SOLD	W
76	SOLD	D
77	\$65,900	FD
78	\$79,900	W
79	SOLD	W
80	\$77,900	W
81	\$62,900	W
82	\$61,900	D
83	\$65,900	W
84	\$66,900	W
85	\$68,900	W
86	\$69,900	W
87	\$61,900	
111	\$57,900	
112	\$57,900	
120	SOLD	
121	\$55,900	
122	SOLD	
123	\$57,900	



Frequently Asked Questions

Q What type of lots will be in Savannah Pointe?

A Savannah Pointe will feature large single-family lots up to 3/4 of an acre. There will be numerous lots with walkout or daylight capabilities as well as treed lots.

Q How many lots will there be in Savannah Pointe?

A The subdivision will feature 127 lots, which will be developed in four additions. The first addition was completed in October 2007. The second addition was completed in September 2010. We project that third addition work will begin in summer 2011.

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 third addition are sold, work will begin on the fourth addition.

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

A First, contact us at (217) 793-1967 to confirm lot availability. If that lot is still available, we can prepare a purchase contract for it. We require a 10% down payment to be submitted with the contract. The remaining balance must be paid at closing.

Q By when do I have to close on a lot I've purchased?

A The lot must be closed on within 30 days of its ready-to-build date. A lot is considered ready-to-build once infrastructure and roads are finished in that area. The first and second additions are currently ready-to-build.

Q Will there be protective covenants in Savannah Pointe?

A Yes. You can download a copy of the covenants at our website, www.klemmdevcorp.com. Once you access the website, roll your mouse over the menu item 'Helpful Info' then choose 'Subdivision Covenants'.

Q What will be the minimum square footage requirement of houses in Savannah Pointe?

A Most of Savannah Pointe will have a minimum square footage requirement of 2000 sqft for ranch homes, 2200 sqft for 1.5-story homes, and 2400 sqft for two-story homes. There will be one street in the second addition that will have higher requirements.

Q Will there be any duplex, villa or condominium lots in Savannah Pointe?

A No. Savannah Pointe will feature 127 large single-family lots. There are no plans for duplex or villa-style lots.

Q Am I required to build within a certain timeframe?

A No. The only requirement of lot owners is to maintain the appearance of their lot (i.e. regular mowing & upkeep).

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

A The minimum setback requirements are as follows:

Front: 30 feet from right of way (1 ft inside sidewalk)

Sides: 10 feet on each side yard for a total of 20 feet

Back: 20 feet from rear property line

Q Still have questions?

A Contact us at (217) 793-1967 or info@klemmdevcorp.com and we will be more than happy to answer any other questions you may have about Savannah Pointe.

www.klemmdevcorp.com