



Community Living Amenities

at The Harvester Community

Roads

All existing gravel roads in and around The Harvester Community are scheduled to be regraded and paved within the next few years. All new roads within the community will be paved according to county standards, and will be owned and maintained by the county.

Utilities

Residents of The Harvester Community will be serviced by the following utilities: a centralized water system (Central Iowa Water Association), a centralized sewer system (Central Iowa Water Association), natural gas (Consumers Energy), underground electricity (Consumers Energy), telephone/high-speed internet access (Iowa Telecom) and digital cable television (Mid-Iowa Communications). Rates and fees will be assessed by each utility provider directly to each homeowner, including initial hook-up fees and equipment.

School Districts

The Harvester Community is divided by three school districts: Baxter (K-12 enrollment: 385), Collins-Maxwell (K-12 enrollment: 525), West Marshall (K-12 enrollment: 850).

Property Taxes

Property taxes for residential property may be approximated using the following equation:

$$(Assessed\ value\ of\ land\ and\ buildings) \times 0.55 \times 0.0224976 = Total\ Annual\ Property\ Taxes$$

For example, an owner with a total assessed value of \$300,000 will pay approximately \$3,712.10 in property taxes per year, or \$309.34 per month.

This equation should be used to approximate property taxes since school districts and legislation changes may cause slight variations in the equation.

Emergency Assistance

Year-round fire and safety protection is provided from Baxter/Newton as well as the Rhodes/Marshalltown Emergency Management System.

Health Care

Everyday health-related needs can be met by physicians located in Baxter, Maxwell or Marshalltown. Major medical attention can be attained by a wide range of hospitals and clinics in the Des Moines metropolitan area, such as Mercy Hospital, Blank Children's Hospital, Iowa Methodist and Iowa Lutheran Hospital, or in Ames at the McFarland Clinic and Mary Greeley Medical Center. There is a possibility of establishing an on-site clinic at the village center, which will provide standard care two to three days a week, depending on need.

Restrictive Covenants

Specific restrictions and guidelines for residents of The Harvester Community can be found in the restrictive covenants. Regulations concerning house size, setbacks, architectural style and several other items will be administered and enforced by a designated architectural review committee.

Event Facilities

Currently, The Harvester offers group/corporate outings for parties of 20 to 144 persons. Eventually, The Harvester will offer full banqueting services and host a variety of events, including banquets, receptions, corporate training seminars and public/private meetings.

Other Proposed Recreation

Lake Harvester - The 60-acre private lake provides a calm atmosphere for early morning fishing, an afternoon boating excursion or an evening dinner celebration. The public may rent boats, swim or relax on the beach at the dock area on the north side of Lake Harvester. Personal boats and other watercraft are not permitted on Lake Harvester.

Dining - Many types of restaurants, from small shops to fine dining, will offer a wide assortment of dining options.

Walking - Paths will be established for strolls throughout the golf course and residential homesteads.

Swimming Pool, Tennis Courts, Fitness Center, Camp Harvester, General Store - Other amenities that may be available in the future at The Harvester, developed as the demand grows.

Overnight Stays

The Harvester Community offers options for short-stay living, including lodges and, in the future, bed and breakfast housing.

These materials and features and amenities described herein are based upon current development plans, which are subject to change without notice. No guarantee is made that the features, amenities and facilities described herein will be provided, or, if provided, will be of the same type, size or nature as described. Access to and rights to use recreation amenities within the development may be subject to payment of use fees, membership requirements, or other limitations.