

## "0.16-ACRE LOT LOCATED IN ROCKY MOUNT, MISSOURI"



**\$6,987**

### **14-4.0-20-400-001-010.000 - 0.16 ACRES - COMMACHE LN, ROCKY MOUNT, MO 65072**

<https://agtpropertiesusa.com>

Owner Financing Available - 0.16 Acre Lot in Indian Creek Hills Subdivision! This property is a rare find where RV living is allowed, making it perfect for weekend getaways or full-time relaxation. Living here gives you access to a private 40-acre lake, hunting grounds, a campsite, and a boat ramp. You'll also enjoy Lake Pocahontas...

- Missouri
- Cash Discount Price
- Available



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## Basics

**Parcel ID:** 14-4.0-20-400-001-010.000

**Approx Dimensions:** 59.7' x 118' x 58' x 120'

**State:** Missouri

**Type:** Missouri

**Size:** 0.16

**County:** Morgan

**Category:** Cash Discount Price

**Status:** Available

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## Property Details

**Cash Price:** 6987

**Term Option 2:** \$250 down, \$250 for 31 months, for a total price of \$8,000

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 38.2949, -92.7199

**Southwest Corner:** 38.2946, -92.72

**Legal Description:** Lot 249 Plat No. 6, Indian Creek Hills

**Terrain:** Uneven

**Power:** Provided by Ameren Missouri (800) 552 - 7583

**Sewer:** A Septic Tank is Required

**RV Living:** Allowed

**Manufactured Homes:** Not Allowed

**POA Fees Per Year:** \$71.00

**County Contact Information:** For more information, call Morgan County Clerk's at (573) 378-5436

**Term Option 1:** \$200 down, \$200 for 40 months, for a total price of \$8,200

**Term Option 3:** \$350 down, \$350 for 21 months, for a total price of \$7,700

**GPS Coordinates (center) at the road:** 38.2946, -92.7199

**Northeast Corner:** 38.295, -92.7197

**Southeast Corner:** 38.2946, -92.7198

**Elevation:** 840'

**Access:** Dirt Road

**Water:** A Well is required

**Zoning:** Vacant - Single Family Residential

**Mobile Home Living:** Not Allowed

**POA:** Indian Creek Hills POA

**Taxes Per Year:** \$34.50

**Conveyance:** Warranty Deed

