

# Classified Ad

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## Handy Man Special ~ Real Fixer Upper ~ Great Project by the Lake

This house is a total fixer-upper - needs everything - whatever you find it doesn't need is a bonus !!!

We typically sell vacant lots in this area for \$4,500 to \$5,500+

This house is on a double lot and has utilities at the property. It's a great project for the right person.

We have it priced to sell at Only \$6997 for a quick sale or we may owner finance it for \$100/month, 0% interest and a total price of only \$8997 with a small down payment.

Ask about Our Special for Veterans.

More info on area:

Nestled in the Heart of the Ozarks in Beautiful Saint Francois County Located at Iron Mountain Lake. This Property is Very Spacious Measuring approximately two-hundred feet by one-hundred feet by two-hundred feet by one-hundred feet (200 x 100 x 200 x 100). Your Property is just a Very Short Walk from Iron Mountain Lake Which Provides Great Fishing for Bass, Crappie, Bluegill and Catfish!

Iron Mountain Lake has its Own Police Department and City Hall. The Fire Department is Located in Bismarck, just a Short Distance Away. The Close Medical Facilities are in Farmington which is Less than 15 Miles Away. School District is Bismarck.

This Property Sets Very Well. The Area is Nicely Treed with Many Hardwoods Including Oaks. Water is Available from Pilot Knob Rural Water. Sewer is from Iron Mountain Lake. Electric is by Ameren UE. No Tent or Fifth Wheel Camping is Permitted.

There are No Fees or Back Taxes Due. Taxes are Less than Fifty Dollars per Year And are Current. Also, There are No Association Fees or Maintenance Fees. This Property is Very Inexpensive to Buy And Very Inexpensive to Keep!

Your Property is Very Close to the Mark Twain National Forest Where You Can Enjoy Some of the Best Hiking and Hunting in the Country. Deer and Turkey are Very Plentiful in the Region.

For You History Buffs, it's Less than 15 Miles to Historic Arcadia Valley Where the Famous Civil War Battle at Fort Davidson Took Place. Tour the Museum And Observe the Cannon Ball Scars on the Buildings. At Certain Times You May View Full Uniform Reenactments of the Actual Battle. Another Interesting Historical Area is Nearby Cherokee Pass Where the InFamous "Trail of Tears" Came Through.

You're Also Very Close to Many Beautiful State Parks Such as Elephant Rocks, Johnson Shut-Ins and Tom Sauk Mountain -- The Highest Mountain in Missouri. You're Surrounded by Several Mountains that Include Tom Sauk (Big and Small), Iron Mountain (Of Course), Stono and Little Stono Mountain, Anderson, Bald Knob, Bufford, Tribby, Bread Tray Mountain as Well as Many Others.

For You Geology Enthusiasts, You Can Explore the Abandoned Community and Closed Mine at Silver Mines Recreation Area. At One Time a Thriving Mining Community Operated There. You Can Still Find Traces of Silver, Fools Gold and Many Other Minerals ~ Unusual for the Area. The National Parks Brochure Even Mentions Traces of GOLD Being Found on the Site. They Also Have White Water Kayaking Here at Certain Times of the Year. Kayakers From All Over Attend.

Call Today !!!

314-555-1212

or eMail

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