


**\$550,000**

SemoMLS #: 15216 • Agency Listing #:

<b>2</b> Beds	<b>1</b> Baths	<b>2004</b> Built	<b>1040</b> Above Est Sq Ft
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### Young Real Estate LLC

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Incredible commercial potential! This property, offering almost 5 acres of highway frontage along US 60/US 57, presents diverse opportunities like an RV park, campground, car lot, gas station, and more. Two billboards on the property are currently leased to Lamar, providing additional income. The 2004-built home with 2 bedrooms, 1.5 baths, a concrete foundation, and a well-insulated garage with storage and work areas adds residential flexibility to the mix. Note that gas and diesel tanks do not stay. Outside, there's an RV carport, additional car carport, and a hunting shack. With a shared driveway, this property is a versatile canvas for various commercial ventures.

**Beds:** 2  
**Baths:** 1  
**ESqFt(Above):** 1040  
**ESqFt(Total):** 1040  
**Year Built:** 2004  
**Style:** Bungalow  
**Exterior:** Vinyl Siding  
**Rural:** No  
**Acreage:** Yes  
**Appliances:** Dishwasher

**Rooms AG:** 7  
**Acres:** 4.77  
**Cooling:** Central  
**Car Storage:** Garage and Carport  
**# of Cars:** 4  
**Utilities:** Public  
**Water:** Well  
**Waste Management:** Septic

**School:** Dexter  
**County:** Stoddard  
**Zoning:** res  
**County Taxes:** 712  
**Flood Zone:** No  
**Foundation:** Other  
**Pool:** No **Fireplace:** No  
**Basement:** No



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