

# 901 Rock Road 7.22ac Union, MO. 63084

**Sale Price: \$325,000**



## Contact

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Beautiful location with a high traffic count on highway 47, over 17,000. vehicles per MoDot map, travel past this parcel per day. This lot is very flat with sewer and water very close by. There is approx. 400 +/- feet of road frontage on Highway 47. There is a home on this property that has no value, well and septic are no longer in use. Tenant maintaining crops/pasture, tenant has rights to the crops. Billboard sign is on a year to year lease. This tax ID # only includes 1.3 acre, but including only 5.92ac. of the 48 acre parcel tax ID #17-7-260-0-099-03000.

## DIRECTIONS:

*901 Rock Road .*



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### **Area Information / Property Description**

<b>County</b>	Franklin
<b>Zoning</b>	Commercial
<b>Lot Size</b>	7.22+/- acres
<b>Lot Description</b>	Land Only
<b>Street Access</b>	City Street
<b>Taxes</b>	\$504 / 2016
<b>Buildings</b>	1 Story
<b>Utilities</b>	Water: Public Electric: Yes Telephone: Yes Sewer: Public

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