

Cross Property Agent Full 25

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Recent Chg: 10/02/2025 : NEW : ->A

Lots/Land
3580703 ActiveLot 1 Y Rd
Linn Creek, MO 65052

List: \$250,000



County:	Camden	MM Area:	
School:	Camdenton	MM #:	
Sub/Vil/Proj:	None	Acres:	2.04
Section:	33	Range:	16
Lot Dim:	Irregular	WaterFrnt:	
Location:	Cntry/Offshr (Out of City Lmts)	Rd Frnt:	677
Hwy Accs:	Yes	Fence:	No
\$/Acre:	\$122,549	\$/Lakefront:	
Foreclosure:	No	Lien Holder Appr Req:	No
55+ Housing YN:	No		

Remarks: **Great site in Linn Creek, next to the offramp for Y Road. Would produce great visibility and easy access form the Diamond Interchange. Zoned Industrial. Two additional lots are available for sale, see MLS#'s 3580714 & 3580715.**

Water: **None** Sewer: **None** Electricity: **No**
Internet Prov: **None**

Features

Prop Features: **Acreage Open**
Assmt Inc: **None**
Possible Use: **Commercial, Development, Industrial, Land, Multi-Family**
Driveway: **None**
Prop Feat: **Acreage Open**
St Const: **Blacktop/Asphalt**
Buildings: **None**
Subdiv: **None**
Cov/Restrct: **Unknown**

Garage/Shop Features

Carport YN:	Door Opener YN:	Water YN:	Workshop YN:
Living Space YN:	Loft YN:	Heated YN:	Cooled YN:
Drywalled YN:	Plumbing YN:	Insulated YN:	Bath YN:
Pull Down Storage YN:	Electric YN:	RV Door YN:	Floor Drain YN:
Shop SqFt:	Ceiling Height:	Amperage:	Flooring Type:
Garage SqFt:	Garage Door Size(s):	# Garage Spaces:	
Garage Remarks:			

Directions: **HWY 54 to Y Road to property**Private Rmks: **Schedule showings online via ShowingTime.**Legal: **Metes & Bounds Description - available in listing documents**

Assmt Fee:	\$0.00	Spec Assmt:	\$0.00	Annl Taxes:	\$433.31	Ownership:	Fee Simple
Assmt Per:	Year	Spc Assm Per:	Year	Tax Year:	2024	Survey:	Yes
Assmt Year:	2025	Spc Assmt Yr:	2025	Zoning:	Industrial		
Parcel #:	0880330000000009003						
Fire District:	Mid-County Fire Protection District						
HOA Contact Name:				HOA Contact Number:			
Additional HOA Fee(s) Y/N:				Additional HOA Fee(s) Include:			

Agent/Broker Info

Licensee Personal Interest: **Yes** Agency Type: **Sellers Agent**
Agency: **Exclusive Right To Sell** Possession: **Close**
Owner: **Tomichi Capital Fund 1 L.P.** Occupancy: **Vacant** Internet: **Yes**
Spec Conditions: Seller Will Accept Love Letters: **No**

ListBd/Firm/Lic#: 5075830 /000004089	(573) 348-2181	Sold Date:	
List Firm: John Farrell Real Estate Co.	List Fax:	Cont Date:	
List Agent: JUSTIN FARRELL	Agt ID/Lic: justin /2007026577	Pend Date:	
LAgt Phone: (573) 348-2181	LAgt Cell: (573) 216-2580	DOM:	11
LAgt Email: justin@johnfarrell.com			

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