

Additional Information

1. WHERE IS THE PROPERTY LOCATED?

This property is located only 3 miles north of Birch Tree, Missouri in Shannon County.

2. WHAT IS THE AVERAGE ELEVATION OF THE PROPERTY?

The average elevation is approximately 1,100 feet.

3. WHAT IS THE AVERAGE TEMPERATURE THROUGHOUT THE YEAR?

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
42°	48°	57°	67°	76°	84°	89°	89°	80°	70°	57°	45°

4. WHAT DOES THE PROPERTY LOOK LIKE?

Surround yourself with rolling hills, blue skies, thousands of acres of conservation land and fabulous panoramic vistas. All are the perfect setting for the unspoiled countryside of Shannon County. With every breath of fresh, clean air, you'll know this pristine unspoiled property is for you - especially since it has been thoughtfully master-planned to exist in harmony with nature and wildlife.

5. WHAT TOWNS ARE CLOSEST TO THE PROPERTY?

This scenic property is approximately 3 miles north of Birch Tree, Missouri, 110 miles east of Springfield, Missouri, and 190 miles southwest of St. Louis, Missouri.

6. WHAT IMPROVEMENTS HAVE BEEN MADE?

This property has been professionally surveyed. All corners have been staked and pinned. Download the [Thunder Mountain Ranch Survey](#). To get an address for your property please call the Shannon County Deputy Assessor at 573-226-5539.

7. WHAT ARE MOST PEOPLE PLANNING TO DO WITH THEIR LAND?

Most property owners feel that it is a good opportunity to own a nice lot, yet affordable piece of Missouri. The unique proximity of this property to Salem and Eminence will allow owners to enjoy a country lifestyle while living just minutes away from the amenities a city has to offer. Some owners plan to make their property into a second home, while others plan to move to their property after retirement. Many plan to pass it down to their children or grandchildren, while others plan to possibly subdivide the property at a later date, keeping some acreage and selling the rest. Many of the property owners also plan to utilize the property as a permanent home or a recreational retreat or getaway from the hustle and bustle of the big city. These lots are ready for you to build your dream home or just enjoy the good feeling of land ownership.

8. WHAT ABOUT WATER?

You are entitled to drill a domestic well on your property at your own cost. Water is not guaranteed to be available at any specific depths, quantity, or quality. Contact a Licensed Missouri Well driller for further information and proposed costs.

9. WHAT ABOUT UTILITIES?

The power lines run along a majority of the western border of Thunder Mountain Ranch.

Waste water disposal for is achieved by individual septic systems. Contact the individual providers for further requirements and proposed costs.

10. WHAT IS THE PROPERTY ZONED AND WHAT ARE THE PROPERTY TAXES FOR A PARCEL?

The zoning allows Recreational/Agricultural. Currently, the approximate annual property taxes calculate to less than \$1 per acre, per year and are current.

11. IF I FINANCE THE PROPERTY, TO WHOM DO I MAKE MY PAYMENTS AND HOW WILL I KNOW I HAVE RECEIVED PROPER CREDIT FOR MY PAYMENTS?

Your payments will be made to Classic Country Land, LLC. We have our own in house financing available.

12. MAY I USE THE LAND WHILE I'M PAYING FOR IT AND WHEN DO I RECEIVE A CONTRACT FOR DEED TO MY PROPERTY?

Yes, beginning the very day you sign the purchase contract, the land is yours to use and enjoy.

13. CAN I RESELL MY PROPERTY IN THE FUTURE AND MAKE A PROFIT?

While there is no guarantee of profit from any land sale, historically land prices have increased in value. We believe there are many reasons for this upward trend, including inflation, population growth, a decreasing supply of land, the public's desire for a more natural environment, trend toward movement away from urban areas and the increasing popularity of outdoor recreational activities.

14. IS THERE A PROPERTY OWNERS ASSOCIATION OR ANY RESTRICTIONS ON THE PROPERTY?

There is no property owners association however we do have [Thunder Mountain Covenants](#).

15. WHAT WILL THE ROAD SURFACE BE LIKE?

County maintained access along Country Road FF 459, all other roads throughout the property are of unmaintained dirt construction.

16. DOES A BUYER HAVE TO BUILD A HOUSE WITHIN A CERTAIN TIME FRAME?

A buyer is never obligated to a timeframe to build on their property.

17. WHY ARE SOME PROPERTIES MORE EXPENSIVE THAN OTHERS?

The properties have been priced according to our "A B C" analysis and consideration of the proximity of the parcels to existing electric. "A B C" stands for Access, Beauty and Character. In other words, how good, quick or easy is the access to the property from the main highway or county road, etc. The beauty of the property mainly pertains to the vegetation and scenic views etc. The character of the property refers mainly to its topography. For example: Is the parcel flat, rolling, steep, etc.

18. IS THERE A PENALTY FOR PAYING OFF MY LAND EARLY?

There is absolutely no prepayment penalty. Your monthly payment is applied to your account balance using simple interest on the unpaid balance. Any and all extra monthly

payments will be applied directly to the principal. All extra payments will directly lower your balance, reducing the overall interest you pay on your purchase.

19. CAN I MAKE AN OFFER AND WHAT KINDS OF DISCOUNTS ARE AVAILABLE?

Offers are discouraged as the properties are priced for immediate sale under our "No Hagggle" pricing policy.

20. WHAT IS THE LEAST AMOUNT I CAN PUT DOWN AND HOW DO I KNOW I QUALIFY TO BUY?

A minimum of \$199 down payment is required for our no-qualifying, guaranteed financing and there is no further qualifying involved.

21. WILL I BE PRESSURED TO BUY?

Absolutely not! At Legacy Online Land our "no pressure" policy is always in effect. Our prime properties practically sell themselves. We won't be hounding you to buy.

However, our friendly ranch representatives are always available to take your call and answer any questions you might have and we welcome those calls. Be assured you'll always be treated with respect and there will be absolutely no pressure to buy.

References are also available upon request. If you have any further questions about Legacy Online Land please don't hesitate to give us a call at 972-836-7858 and one of our friendly representatives will be happy to assist you.