

# Additional Information

## 1. WHERE IS THE PROPERTY LOCATED?

This property is located only 10 miles north of Licking, Missouri in Dent County.

## 2. WHAT IS THE AVERAGE ELEVATION OF THE PROPERTY?

The average elevation is approximately 1,250 feet.

## 3. WHAT IS THE AVERAGE TEMPERATURE THROUGHOUT THE YEAR?

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
45°	50°	60°	70°	78°	85°	90°	89°	81°	71°	59°	46°

## 4. WHAT DOES THE PROPERTY LOOK LIKE?

Surround yourself with rolling hills, beautiful hardwoods, and fabulous panoramic vistas and forest views. All are the perfect setting for the unspoiled countryside of Dent 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 10 miles north of Licking, Missouri, 160 miles northeast of Springfield, Missouri, and 140 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: [Wagon Wheel Ranch Survey](#) and [Wagon Wheel Ranch Coordinates](#).

## **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 Licking 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?**

Currently, there is electric service available along County Road 6340 covering tracts 1 through 5. However, utility easements have been established to allow for the future extension of electricity along the parcel boundaries. 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 Residential. Currently, the approximate annual property taxes calculate to approximately \$50 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 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 [Wagon Wheel Ranch Covenants](#)

**15. WHAT WILL THE ROAD SURFACE BE LIKE?**

Gravel road access to the private, unmaintained drive back into the property. All lots have unmaintained dirt road access.

## **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 Haggles" 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 LLC 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.