



Rockhouse Creek Road Development Fulton, MO

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com | (855) 573-5263 | leads@trophy.com



BIDDING ENDS WEDNESDAY, MAY 26TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 Rockhouse Creek Road
Fulton, MO 65251

ACRES: 216.34

COUNTY: Callaway

PROPERTY DESCRIPTION:

Open house Saturday, May 8, 2021, 9 AM to 11 AM

This beautiful 216.34 flat to gently rolling surveyed parcel is conveniently located two miles south of Fulton, MO just off highway C. The land consists primarily of open grass meadows, timber, and creeks – wildlife abounds. The property currently has rural water to all parcels and will have underground electric and internet fiber conduit installed by Callaway Electric. Each tract can be accessed by Rockhouse Creek Road and is subject to a shared road maintenance agreement. The property is a short 23 miles to Jefferson City and 27 miles to Columbia. Each tract does have certain covenants and/or restrictions.

Tract 1 & Lot 40 – 17.96 surveyed acres includes a deep well, rural water, sewer, cattle barn, and a two-car garage. This tract (Lot 40 only) is part of the Master Key subdivision and is subject to the subdivision Restrictive Covenants. The current annual HOA fee of \$800 gives access to all the Master Key amenities including sewer hookup. The balance of tract 1 is not subject to the Master Key covenants but is subject to the same covenants as the other eight parcels.

Tracts 2 through 9 – have the option (not required) to join the Master Key Homeowners Association giving access to all the HOA amenities. Membership would be subject to the prevailing annual HOA fee. For more information on Master Key, visit masterkeyplace.com



PRESENTED BY:

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TROPHY PROPERTIES AND AUCTION

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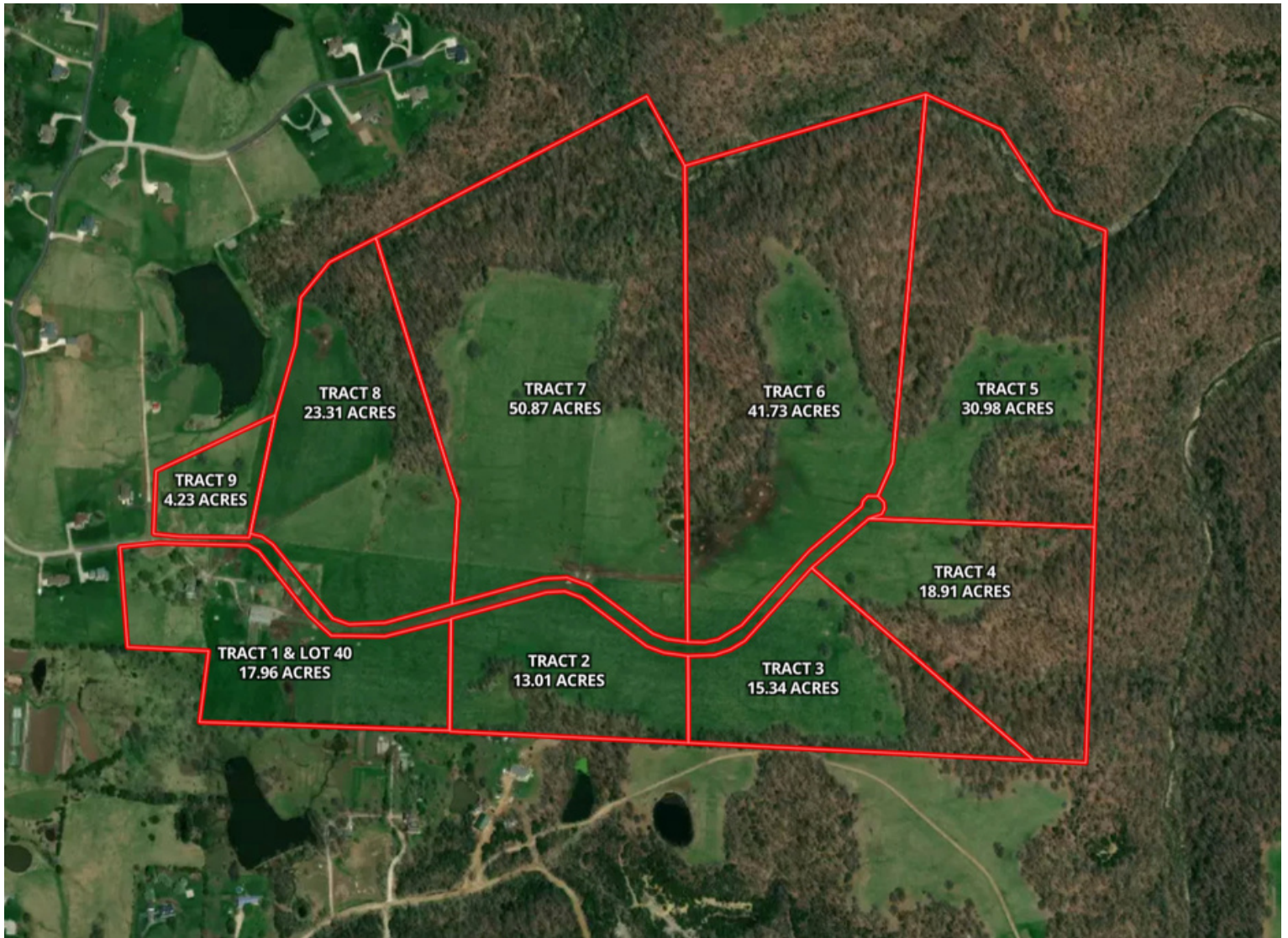
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