

# Prime Commercial Lot - Hwy. 248

Outstanding Opportunity!!!



1305 State Hwy 248 | Branson | Missouri

PRIME COMMERCIAL LOCATION 1.36 acre lot with great exposure and high traffic in the heart of Branson's business district. Located next to Culver's, this property is ideal for fast food restaurant, offices, medical facility. Located in a rapidly growing area of new businesses. Property has been surveyed and all utilities are available. Ready to build!

- **Price \$595,000**
- **High Traffic**
- **Central Location**
- **Great Visibility**
- **Utilities Available**
- **MLS #60048737**

\* Offered By:



Vinton Commercial Realty  
1017 W Main St Hwy 76  
Branson Missouri 65616  
[www.vintonrealty.com](http://www.vintonrealty.com)

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**VINTON**  
COMMERCIAL REALTY

## Customer Only Report

1305 State Hwy. 248 Branson, MO 65616

\$595,000

	<b>60048737</b>	<b>Land/Lots</b>	<b>Commercial Lot(s)</b>	<b>Active</b>
	<b>County:</b> Taney <b>Subdivision:</b> Taney-Not in List <b>Allow Mobiles?:</b> No <b>Docks/Slips:</b> No <b>Lake/River:</b> None <b>Lot Dimensions:</b> 151.08 X 394.97 <b>Property Type:</b> Land/Lots <b>Agreement Type:</b> Exclusive Right To Sell <b>View:</b> No <b>Waterfront/View:</b> None <b>Elementary School:</b> Branson <b>High School:</b> Branson <b>Middle School:</b> Branson		<b>List Price:</b> 595,000 <b>Sign on Property:</b> Yes <b>Aprx Lot Size (Acres):</b> 1.35 <b>Inside City Limits:</b> Yes <b>Cross Street:</b> James Epps Road <b>Foreclosure/Short Sale:</b> No	

**Directions:** Hwy. 65 to Hwy. 248 to Lot on the left. Look for sign.**Legal Description:** TINKER COMMERCIAL CORNER LT 3 CITY OF BRANSON Legal on title shall govern.

**Marketing Remarks:** PRIME COMMERCIAL LOCTION 1.36 acre lot with great exposure and high traffic in the heart of Branson's business district. All utilities available and ready to build. \*\*\*Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
<b>Documents:</b> Aerial Photo; Plat Map; Survey <b>Easements/Restrictns:</b> Recorded Plat; Subj to Zoning; Zoned <b>Lot Improvements:</b> Curb Cut <b>Utilities:</b> Electricity; High Speed Internet Access; Natural Gas Available; Sewer - City; Water - Public	<b>Possession:</b> At Closing <b>Road Frontage:</b> City; State; Access - 4 Lane <b>Road Maintenance:</b> City <b>Road Surface:</b> Blacktop <b>Surface Water:</b> None <b>Section:</b> 29 <b>Township:</b> 23 <b>Range:</b> 21 <b>Topography:</b> Sloped <b>View:</b> City; Mountain <b>Will Sell:</b> Cash	<b>Docks/Slips:</b> No	<b>Real Estate Tax:</b> 2,572.96 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 08.9.0-29-000-000-033.011 <b>Tax Year:</b> 2015 <b>Transaction Type:</b> Sale

<b>Christopher Vinton</b> <b>Vinton Commercial Realty</b> 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 <a href="mailto:chris@ivalve.net">chris@ivalve.net</a> <a href="http://www.VintonRealty.com">http://www.VintonRealty.com</a>	<b>Property Sub-Type:</b> Commercial Lot(s) <b>Sign on Property:</b> Yes	<b>Begin Date:</b> 03/31/2016
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Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Christopher Vinton on Thursday, March 31, 2016 9:58 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



For more information contact Vinton Commercial Realty 417.334.9400 [chris@ivalve.net](mailto:chris@ivalve.net) [www.VintonRealty.com](http://www.VintonRealty.com)  
\* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.

TINKER LIVING TRUST, dated March 25, 1997, does hereby certify that it is the owner in fee simple of the following described tracts of land:

A tract of land situated in the NW1/4 of the SW1/4 of Section 29, Township 23 N, Range 21 W, being more particularly described as follows: Beginning at the Southwest Corner of said NW1/4 of the SW1/4; thence N 0°04'45" W along the West Line of said NW1/4 of SW1/4, 601.90 feet; thence S 83°58'28" E, 33.95 feet for a new point of beginning; thence N 0°04'45" W, 400.00 feet to a point on the Southerly R/W Line of MSH 248; thence S 83°58'28" E along said R/W Line 525.00 feet; thence S 0°04'45" E 400.00 feet; thence N 83°58'28" W, 525.00 feet to the new point of beginning, in the City of Branson, Taney County, Missouri.

**DEDICATION:**

The undersigned, owner of the property described hereon have the same to be subdivided in the manner shown upon this plat and said property shall hereafter be known as TINKER COMMERCIAL CORNER.

It shall be sufficient description of the lots on this plat to hereafter designated the same by the number appearing near the center of the lots followed by the words: TINKER COMMERCIAL CORNER.

An easement or license is hereby granted to the City of Branson, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance, or use of conduits, for all and any purpose, water, gas, and sewer mains, poles, wires, anchors and appurtenances thereto, or any or all of them over, under and along the strip of land outlined on this plat and designated "Utility Easement" or "Util. Esmt."

An easement or license is hereby granted to the City of Branson, Missouri, to locate, construct and maintain, and to authorize the location, construction, maintenance, and use of surface drainage ways and installations, and underground drainage conduits and appurtenances for drainage purposes on under and along the strips of land outlined on this plat designated "Drainage Easement" or "D. E."

Streets and/or additional right-of-way shown on this plat and not heretofore dedicated to the public are hereby so dedicated.

Building lines or setback lines are hereby established as shown on this plat and no building or portion thereof shall be built or otherwise located between this line and the lot or street line, designated "Building Setback" or "Setback."

IN TESTIMONY WHEREOF, The undersigned Manager has hereunto set his hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

TINKER LIVING TRUST

Carl J. Tinker, Trustee

STATE OF MISSOURI  
COUNTY OF TANEY

On this \_\_\_\_\_ day of \_\_\_\_\_, 2005, before me, a Notary Public in and for said state, appeared Carl J. Tinker, to me personally known, who, being by me duly sworn did say that the forgoing document was signed and sealed in behalf of the TINKER LIVING TRUST, dated March 25, 1997, in his capacity of Trustee thereof and he further acknowledged said document was signed as his free act and deed in said capacity, Said Trustee further declared himself to be duly authorized and acting Trustee of said Trust, which has never been revoked or amended except as hereinbefore set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal at my office in said county and state the day and year last above written.

Notary Public: \_\_\_\_\_

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**FINAL PLAT OF  
TINKER COMMERCIAL CORNER**  
LOCATED IN THE NW1/4 OF THE SW1/4 OF  
SECTION 29, TOWNSHIP 23 NORTH, RANGE 21 WEST  
OF THE 5TH PRINCIPAL MERIDIAN,  
IN THE CITY OF BRANSON, TANEY COUNTY, MISSOURI

OWNED AND SUBDIVIDED BY:  
THE TINKER LIVING TRUST  
P.O. BOX 5078  
BRANSON, MISSOURI

PLANNING AND ZONING APPROVAL:

Approved by the Planning and Zoning Commission of the City of Branson, Missouri, This \_\_\_\_\_ day of \_\_\_\_\_, 2005.

CHAIRMAN \_\_\_\_\_

CITY OF BRANSON APPROVAL:

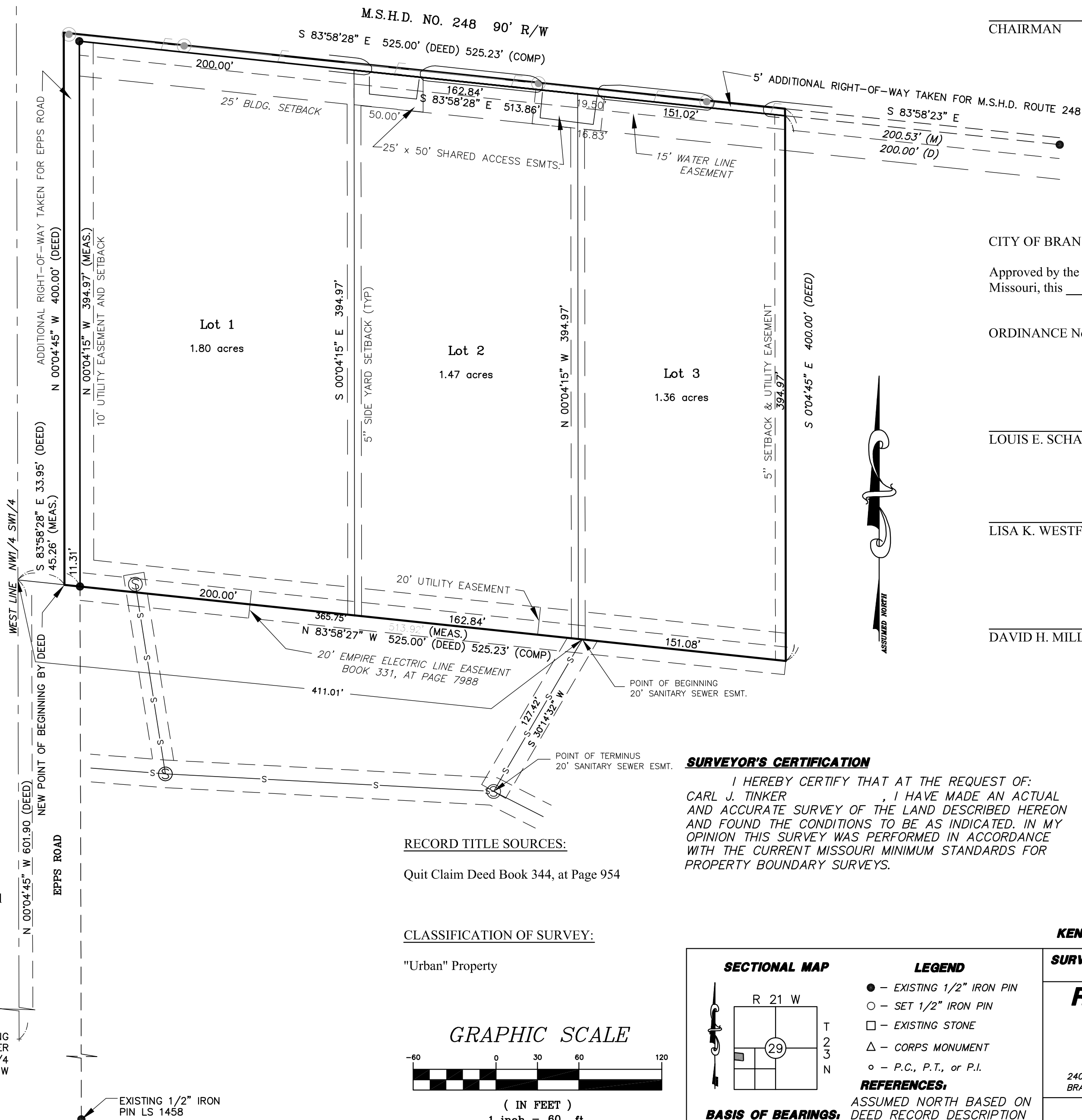
Approved by the Board of Aldermen of the City of Branson, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

ORDINANCE No. \_\_\_\_\_

LOUIS E. SCHAEFER, Mayor

LISA K. WESTFALL, City Clerk

DAVID H. MILLER, City Engineer



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT AT THE REQUEST OF: CARL J. TINKER, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

**RECORD TITLE SOURCES:**

Quit Claim Deed Book 344, at Page 954

**CLASSIFICATION OF SURVEY:**

"Urban" Property

DIANE KAY DIEBOLD L.S. 2424  
KENNETH J. BUCHANAN L.S. 2340, P.L.S. 1307

**SURVEYED FOR:** TINKER LIVING TRUST  
**ROZELL SURVEY CO.**  
Diane Kay Diebold, LS  
Kenneth J. Buchanan, LS  
2404 STATE HWY. 248 STE 4 BRANSON, MISSOURI 65616 PHONE: (417) 334-4141 FAX: (417) 334-4181  
DATE: 04-28-05 W.O.# 14492

**SECTIONAL MAP**  
R 21 W  
T 23 N  
29  
**LEGEND**  
● - EXISTING 1/2" IRON PIN  
○ - SET 1/2" IRON PIN  
□ - EXISTING STONE  
△ - CORPS MONUMENT  
○ - P.C., P.T., or P.I.  
**REFERENCES:**  
ASSUMED NORTH BASED ON DEED RECORD DESCRIPTION  
**BASIS OF BEARINGS, SCALE: 1" = 60'**

