

LAND FOR SALE

\$66,000/acre

2 PAD READY SITES

1.84 acres

1.45 acres



PROPERTY HIGHLIGHTS

- Two pad-ready sites available in Ironton, MO
- Located on Hwy 21 and Hwy 221
- Sites located adjacent to ALCO, Save-a-Lot and Sonic
- Curb cut for direct access
- Capitalize on Arcadia Valley's bustling tourism industry:
 - Johnson Shut-Ins State Park (250,000 visitors per year)
 - Elephant Rocks State Park
 - The Black River
 - Brand new Lookout at Taum Sauk Mountain

SURROUNDING AREA

	Ironton	Pilot Knob	Arcadia Valley Iron County
Est. Pop.	approx. 1,800*	approx. 750*	9,918
Notable Tourism	The Black River	Battle of Pilot Knob, 1864	Johnson Shut-Ins Elephant Rocks Taum Sauk Mountain

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