



PROPERTY COVENANTS

The properties we sell on our website are covered by at least these **Standard Property Covenants**:

- No buildings, storage, parking or placements of any kind (including camping) is permitted within 100 feet of any shared roadway or within 30 feet of side and rear property boundaries. These areas shall serve as utility easement areas and are also intended to add to the privacy of the area/property. Fences must not encroach upon road easements which are defined as the area within 50 feet of a shared roadway.
- No refuse, debris, unused building materials nor derelict vehicles (non-running, unlicensed or both), machinery or equipment in whole or in part shall be stored or allowed to collect on the property unless completely enclosed within a permanent building or garage. All properties and improvements shall be maintained in such a manner that they do not become unsightly, in disrepair, unsanitary or a fire hazard.
- Livestock and pets are permitted so long as they are not allowed to create a nuisance to nearby land owners. Kennels greater than 5 dogs and feedlots are not permitted.
- No parcel may be subdivided if any of the parcels created from the division would be less than 5 acres in size.
- No single wide mobile homes are allowed on the property. Double-wide mobile homes and modular homes are allowed as long as they are no older than five model years when placed on the property and meet the requirements of the covenants below (continuous concrete foundation, etc). No camper, RV, bus, portable building, shed or shack of any kind shall be used as a residence. Camping for more than 45 days in a 12 month period is not permitted. Any items used for camping, including tents, shall be stored out of sight of any shared roadways when not in use. Camping shall be defined as staying on the property without staying in a residential structure on a full concrete foundation, as defined below. As such, no property may be lived upon until the foundation and exterior walls/roof have been completed.
- Any residential structure built on the property or moved onto the property must have at least 600 square feet of enclosed living space on one level. Said structure must be permanently attached to an adequate, continuous, concrete foundation (concrete slab, stem wall/crawl space or full basement) of at least 600 square feet in size.
- All properties shall be used for recreational or single-family residential purposes (no commercial activity is permitted). No more than one residence shall be permitted per 5 acres of property.

Also please note that timber with a stump diameter of greater than 8 inches (when measured at ground level) may not be cut or removed until the property has been paid for in full. Allowances shall not be unreasonably denied for on-site construction or clearing/maintaining roads and/or trails.

PLEASE NOTE: If you happen to require a property on which you can live in a portable building, RV, or cabin/home smaller than 600 square feet (or without a foundation)

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then you should visit our “Homesteader Friendly Tracts”. To see the “Homesteader Friendly Tracts” you can [CLICK HERE](#).

All covenants are permanent and do stay with the property, even after it has been paid for in full (except that you can do what you like with the timber once the property has been paid for in full).

Almost all of the properties we sell are suitable for building, hunting, camping and recreation (if you have specific questions about a property just ask us). Our Standard Property Covenants are generally MUCH LESS restrictive than standard residential zoning.

Most of the properties that we sell are located within areas with no zoning, so you are often able to build your home or cabin without permits or inspections from the county – In order to **live** on a property with the Standard Property Covenants, you must **FIRST** complete the exterior of your home/cabin which must be at least 600 square feet on the main level and must be permanently attached to a continuous concrete foundation. We **HIGHLY RECOMMEND** that if you plan to live on a property with the Standard Property Covenants that you first rent a home or apartment in a nearby town, as the Standard Property Covenants prohibit living on the property until the exterior of your structure is complete. We will be happy to help you located an RV park, a home or an apartment in the general area if you wish to have a place to live while you build.

Please note that property covenants are enforced, with enforcement to include daily fines and/or cancellation of the contract. The vast majority of our buyers find these covenants to be easy to understand and to abide by. If you do not agree with any part of a property covenant then we will try to recommend another seller who may (or may not) have different covenants on the properties that they sell.

Certain developments also have additional covenants to help protect your property value. To see the additional covenants please click on the links below:

[Wilderness Lake Covenants](#)

[Fiery Fork Ridge Covenants](#)

[Timber Shoals Covenants](#)

[Riverside at Niangua Covenants](#)

All restrictions and covenants have been designed to be minimally restrictive and to help protect and preserve the value of your property. Properties may be subject to county, city, development and/or state covenants and restrictions. If you have a question about any of this just let us know!

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