

RESIDENTIAL LAND FOR SALE



11875 Se 400 Rd

Osceola, Missouri

United States

Asking Price

\$240,000

Parcel Size 0

Date Listed

08/06/2024

Listing ID

GL-

1726632443

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11697106>

Overview

This 16 +/- acres located less than a mile off State Route T at Gerster gives you the freedom to develop the property according to your preferences. With electricity, a septic system, and a well already on the property, you're in a great position to build your dream home with a 24' x 48 shop already in place. There are multiple locations to build on the property. One build site is set up with a well, electricity, and septic already in place, near the shop. The second build site is deeper into the property in a beautiful opening of the timber, with timber surrounding the build site providing a ton of privacy. With a stand of mature timber and natural forage for wildlife just beyond the potential build site, you have an incredible natural asset to enhance your property. You will notice mature timber of mostly oak trees providing an ample food source for the wildlife. As you continue moving across the timber, you will spot several viable locations for a deer stand. Studying the numerous terrain features will help you find the perfect spot for your stand and bring deer within your desired range. Turkey signage on the property offers additional hunting opportunities in the spring. This property is also being listed with a landscaping business, sold in addition to this listing (MLS#2503171). Property Features: 16 +/- Acres Build Site 24 X 48 shop with 14 lean to Electricity, Septic, and Well on the property Native Grasses Hunting Potential Perimeter Fencing Gravel Driveway Mature Timber 45 minutes to

Clinton 45 Minutes to Warsaw 15 minutes to Wheatland 30 Minutes to Truman Lake and Pomme De Terre
Less than an Hour to Stockton Lake

For more details:

Listed by: Ethan Olson

Contact

Email

Phone