

RESIDENTIAL LAND FOR SALE



317 N Thurmond Ave
Ash Grove, Missouri
United States

Asking Price
\$140,000

Parcel Size 0

Date Listed **07/18/2024**

Listing ID **GL-1727031314**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11917327>

Overview

What a rare opportunity! Two parcels totaling 10.77 acres inside Ash Grove city limits. The residential lot is .47 acres and has access to all city utilities. The acreage totaling 10.3 acres is located directly behind the lot. The owner has made some great upgrades to the land. Fertilizer has been added every year maintaining the soil at a pH7 level. This flat parcel is all fenced in, outlined with trees on two sides and grows really great grass. The owner has been getting 5 bales to the acre. A gravel driveway was recently added to make easy access to the acreage plus a new 16' steel gate. And the owner installed a Iowa Hydrant and had the city water extended to the acreage. Also recently added was a cattle corral with working headgate. This rare find is the perfect place to build your dream home AND have your own hobby farm right out your back door!

For more details:

Listed by: Melissa Davis

Contact

Email

Phone

