

LAND AND HOME FOR SALE

**230+/- Acres Howard County, Missouri
Offered as Two Tracts or a Total Unit!**

Highlights:

- 230 acre pristine hunting paradise with three Redneck blinds and food plots that are ready to plant.
- Beautiful 8 acre watershed lake and several acres of marketable White Oak Timber.
- 2011 model 3,140 sq ft home and a 30' x 50' man cave and shop.



Property Location: 2160 State Route Y, Harrisburg, Missouri 65256

Legal Description: 30 AC M/L in the SW1/4 of the SE1/4 West of Co. Road 117; S1/2 of the SW1/4 all in Section-14; SE1/4 of the SE1/4 of Section-15; 7 AC M/L in the NE1/4 of the NE1/4 of Section-22 lying East of the creek; the NW1/4 of the NW1/4 & 33 AC M/L lying West of Co. Road 117 all in Section-23, TWS-51N, RNG-14W of Howard County, Missouri, totaling 230 Acres M/L



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For additional information, please contact:

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Property Description: Hunting and fishing paradise with a very nice nearly fully furnished three bedroom three bath home, a shop for all of your toys, an eight acre lake, food plots, three Redneck hunting blinds and much more! The owner is willing to divide Tract 2 into smaller parcels, contact agent for details.

Improvements: Very nice three bedroom and three bath 1,570 sq ft home with 1,570 approximately finished sq ft in the basement. A 30' X 50' shop fully insulated with concrete floors, and a lodge "Man Cave" common area that has a rustic finish with a full bath, kitchen, and eating area. A large concrete patio with a firepit and a 10' X 30' overhang off of the shop. Two portable sheds (one enclosed and one open sided) for equipment storage. A portable 14' x 36' hunting cabin with electric and water on-site. 20' x 30' pole building for storage with a 12' x 30' lean-to with electric.

Farm Data:

• Tract 1	
Timber	9 acres
Buildings	<u>1 acre</u>
Total	10 acres
• Tract 2	
Non-crop	15 acres
Timber	200 acres
Lake	4 acres
Buildings	<u>1 acre</u>
Total	220 acres

Taxes:

- **Tract 1:** \$2,445 (estimated)
- **Tract 2:** \$1,087 (estimated)
- **Whole Farm:** \$3,532

Price:

- **Tract 1:** \$450,000
- **Tract 2:** \$748,000
- **Whole Farm:** \$1,198,000

Room	Description (Recently updated, fans, window treatments, etc.)	Size
Master Bedroom	Ceiling Fan, Window Blinds	15' .5" x 13' 1"
Bedroom 1	Ceiling Fan, Window Blinds	11' 8.5" x 13' 4.5"
Bedroom 2	Ceiling Fan, Window Blinds	11' 11.5" x 11' 10.5"
Living Room	Ceiling Fan, Window Blinds	20' x 16' 6"
Family Room	In Basement	Approximately 25' x 29'
Dining Room (Formal/Eat-In/Other)	Eat-In	12' 6.5" x 10'
Kitchen		12' 6.5" x 10'
Basement		Approximately 1,570 Sq Ft Gross
Fireplace(s): (Wood or Gas Burning, locations, etc)	N/A	
Other: <u>List Below</u> (Sun Porch, Office, Mud Room, Utility Room, Library, etc.)		
1. 2 Car Garage		24' x 24'
2. Panic Safe Room (under porch)		7' 4" x 22' 4"
3. Utility Room		6' 4.5" x 15' .5"

Tract 1 Home and 10 Acres



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Tract 2 220 Acres Hunting Cabin and Pole Barn



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.