



Kenneth Schneider
 dsre@ktis.net
 573-694-3362 Call or Text



Listing Number is 18002998

\$698,900

141 Poison Ivy Lane, Morrison 65061-3431

Listing # **18002998**

Cross St **County Roads 241 & 244**

Tran **Sale**



GOOD OLE OSAGE COUNTY FARMSTEAD! 241 Acres+- Old farmhouse in rough shape, Barn, Milk house, Grain Bins and equipment shed. Rolling Hills. Good Pasture and fencing. County Road frontage on Co Rd's 244 & 241. Year round Spring in the Branch. Neighbor runs cattle on the property and willing to continue. \$ 698,900 - \$ 2,900 per acre.

Directions **From Hermann 100 West Left on N Left on J Right on OO Short Distance Right On Co Rd 244 Left On Co Rd 241 To Driveway.**

Area Chamois R-1	Beds 0	CDOM 0	Property Type Acreage & Farms
Muni/Twp Unincorporated	Baths 0		Status Active
Sq Ft (approx) 0	Age 138		Status Com
Lot Size (approx acres) 241.950			
County Osage	Tax ID 08-10-12-00-000-0004.00		Subdivision none

Lic. Asst'g Seller	Seller's Agent
Showing Instructions	Must Call
Elementary School	Osage Co. Elem.
Jr. High School	Chamois High
Sr. High School	Chamois High
School District	Osage Co. R-1
Taxes Paid	\$330
Year	2017
Type	Acreage Rural, Farm-Livestock, Recreational
Zoning	Residential (NEC)
Topography	Gently Rolling, Hilly, Meadow, Pasture, Sloping, Wooded
Fencing	Some Wire, Some Cross Fencing
Road Surface	Gravel Rock
Current Use	Cattle, Grazing, Pasture, Recreation, Tenant/Leased
Possible Use	Horses, Hunting/Fishing, Livestock, Manufactured Home, Recreation, Residence, Tenant Farming
Buildings	Barn(s), Equipment Shed, Shed
Sale Includes	Hunting Rights, All Mineral Rights
Main Residence	1.5 Story
Architecture	Rustic, Traditional
Basement Description	None
Construction	Frame
Disclosures	Sellers Discl Not Av
Conditions	Unknown
Documents at Office	Aerial Photo, Topographical Map
Miscellaneous	Scenic View
Cooling	None
Sewer	Other/None
Heating	None
Utilities on Site	Electric
Water on Site	Well, Spring Water
1st Assumable	No
Selling Terms	Cash, Conventional, RRM/ARM
Possession	Other, Tenants Rights

Presented By: Kenneth Schneider Phone: 573-486-5121

All information herein has not been verified and is not guaranteed.

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Some of the Pasture Ground along the Co Rd 241



The Entrance into the property.

The Creek has a year round spring.



Old Farmhouse Could make a Rough Weekend Cabin. Its in rough shape



County Road Frontage on Co Rd 244



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Old Barn, Milk house and well house.