



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

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

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.**