Listing Number is 18002998

141 Poison Ivy Lane, Morrison 65061-3431

Cross St County Roads 241 & 244

Listing # 18002998

Tran Sale



\$698,900

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 08-10-12-00-0004.00 Subdivision none

Lic. Asst'g Seller
Showing Instructions
Elementary School
Jr. High School
Sr. High School
School District
Seller's Agent
Must Call
Osage Co. Elem.
Chamois High
Osage Co. R-I

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

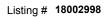
Possession Other, Tenants Rights





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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

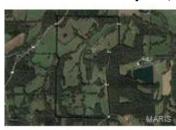


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Old Barn, Milk house and well house.