

# FOR SALE

650 E. Booneslick Road, Jonesburg, MO 63351



## BEAUTIFUL FARM ON 65.57 ACRES

PRICE: **\$10,800 PER ACRE**

- ◆ Updated ranch home
- ◆ 2, possible 3 bedroom, 1 bath
- ◆ Wood flooring
- ◆ Custom cabinets
- ◆ 1st Barn 40 x 60 with 11 x 60 lean to
- ◆ 2nd Barn 64 x 40
- ◆ Outbuilding
- ◆ I-70 visibility
- ◆ Great location
- ◆ Jonesburg/Montgomery R-II School District

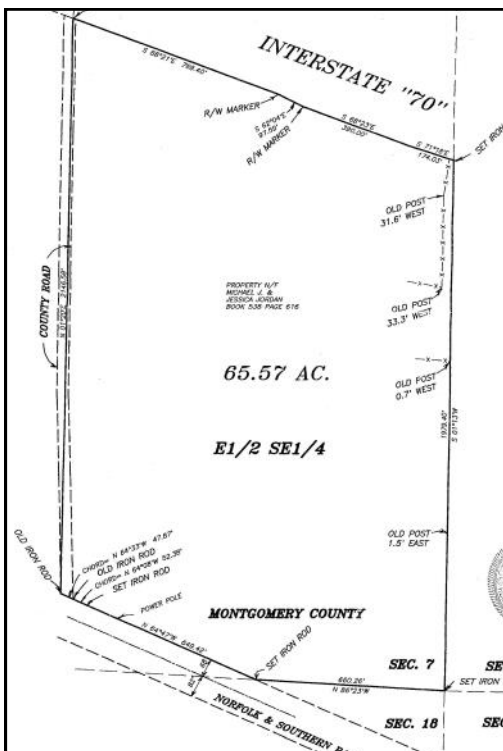
\* Taxes \$1,083 for 2016

PRICE: **\$708,156**

This gorgeous mostly open 65.57 acres offers the ideal farm setting or potential commercial development setting with I-70 visibility. Included is a beautiful updated 2, possible 3-bedroom, 1-bath ranch home with attractive wood flooring, spacious eat-in kitchen, custom cabinets, possible family room and more. Established farm set up with an insulated 40 x 60 barn with 11 x 60 lean to, another 64 x 40 barn, an enclosed outbuilding and some fencing, perfect for raising cattle or horses! All this in a great location with frontage on the South Service Road and I-70 visibility.

\*Agent part owner.

**Directions:** 70 W to the Truxton/Pendleton exit, #188. Go left crossing over the Hwy to right on the South Service Road. Proceed 3.4 miles to the property on the left. Property has frontage on the South Service Road and Scofield Road. **Watch for the Westbound Real Estate sign.**



For more information please contact:  
**Philip Reid 314-486-8642**

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WITH I-70 VISIBILITY**

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