

Land

MLS 116934

Status Active

Address Rt One

Price \$344,500



City	Nevada	Agent Owned	
State	MO	Excl Agency	Yes
Zip	64772		
County	Vernon		
Assn/Subdv			
Assoc Dues \$			
Dues Period			
Tax Year	07		
Taxes-City \$			
Taxes-Cnty \$	\$305		
Deed Restrict	Yes		
Map Coordinates	Lake Deerfield		

Acres-Apx	260.00
Acres-Total	260.00
Lot Size Apx	260
School District	Nevada
Priv Sch Avail	Yes
Mineral Rights	Yes

Road Surface	Gravel
Zoning	Agricultural
Water	None
Sewer	None
Pre-Inspection	
Terrain	Bottomland, Flood Plain, Rolling
Features	
Electric Co.	
Gas Co.	
Phone Co.	
Water Co.	
Possession	Negotiable
Disclosure Stmt	

Public Remarks **\$1325 per acre - Hunting acreage with waterfowl hunting pool plus river frontage approximately 1/2 mile. This property has everything a hunter desires...considering Four Rivers, Flight Lake, Stultz Gun Club is only minutes away this is the place - good flyaway, duck, deer and turkey and other local wildlife hunting. Property is in Perpetual WRP program designed for major wetlands restoration.**

Directions **From Nevada W on 54 to H to Militia Rd ...approximately 2.75 miles east on Militia property on the South side of county road.**

Legal **Township 35 N Range 32 W Section 5 (18 acres) Township 36N Range 32 W Sec 32 (160 Acres) Sec 33 82 acres**