

Centralia Homestead
13101 E Hwy FF
Centralia, MO 65240

\$399,000
10± Acres
Boone County



Centralia Homestead
Centralia, MO / Boone County

SUMMARY

Address

13101 E Hwy FF

City, State Zip

Centralia, MO 65240

County

Boone County

Type

Recreational Land, Residential Property

Latitude / Longitude

39.1499 / -92.1284

Dwelling Square Feet

1998

Bedrooms / Bathrooms

3 / 2

Acreage

10

Price

\$399,000

Property Website

<https://livingthedreamland.com/property/centralia-homestead-boone-missouri/44414/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

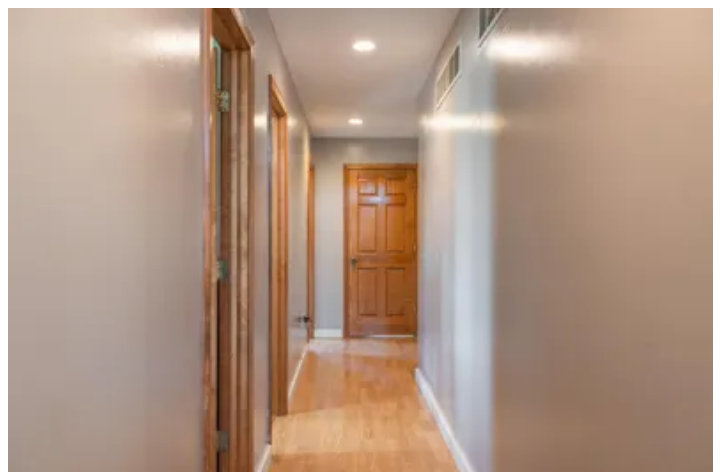
This enchanting 3-bedroom, 2-bathroom home sits on a generous 10-acre lot, providing ample space for all your dreams to come true. Step inside, and you'll be greeted by a warm and inviting living space. The open-concept design seamlessly connects the living room, dining area, and kitchen, making it the perfect setting for cozy family gatherings and entertaining friends. The kitchen features modern appliances, ensuring every meal preparation is a breeze. The master bedroom offers a spacious bathroom with an attached closet, while two additional bedrooms offer versatility and comfort for family or guests. You will have ease of mind on those hot summer days as a brand-new AC unit was installed in August 2023. The real treasure of this home is the unfinished walkout basement, a canvas for your imagination. With an already plumbed location for an additional bathroom, you have the option to customize this space to your heart's desire, whether you dream of a guest suite, a home gym, or a spacious entertainment area. Outside, the possibilities continue. Enjoy the warm summer days by taking a dip in your refreshing pool or relaxing on the deck, taking in the serene countryside views. The little metal barn building provides storage for all your tools and equipment, making pursuing your hobbies or projects easy. The 10-acre property is a natural playground for outdoor enthusiasts, offering space for gardening, raising a few animals, or simply enjoying the peace and quiet of country living. Don't miss this unique opportunity to embrace the rural lifestyle you've always dreamed of. Schedule a showing today, and let the adventure begin.

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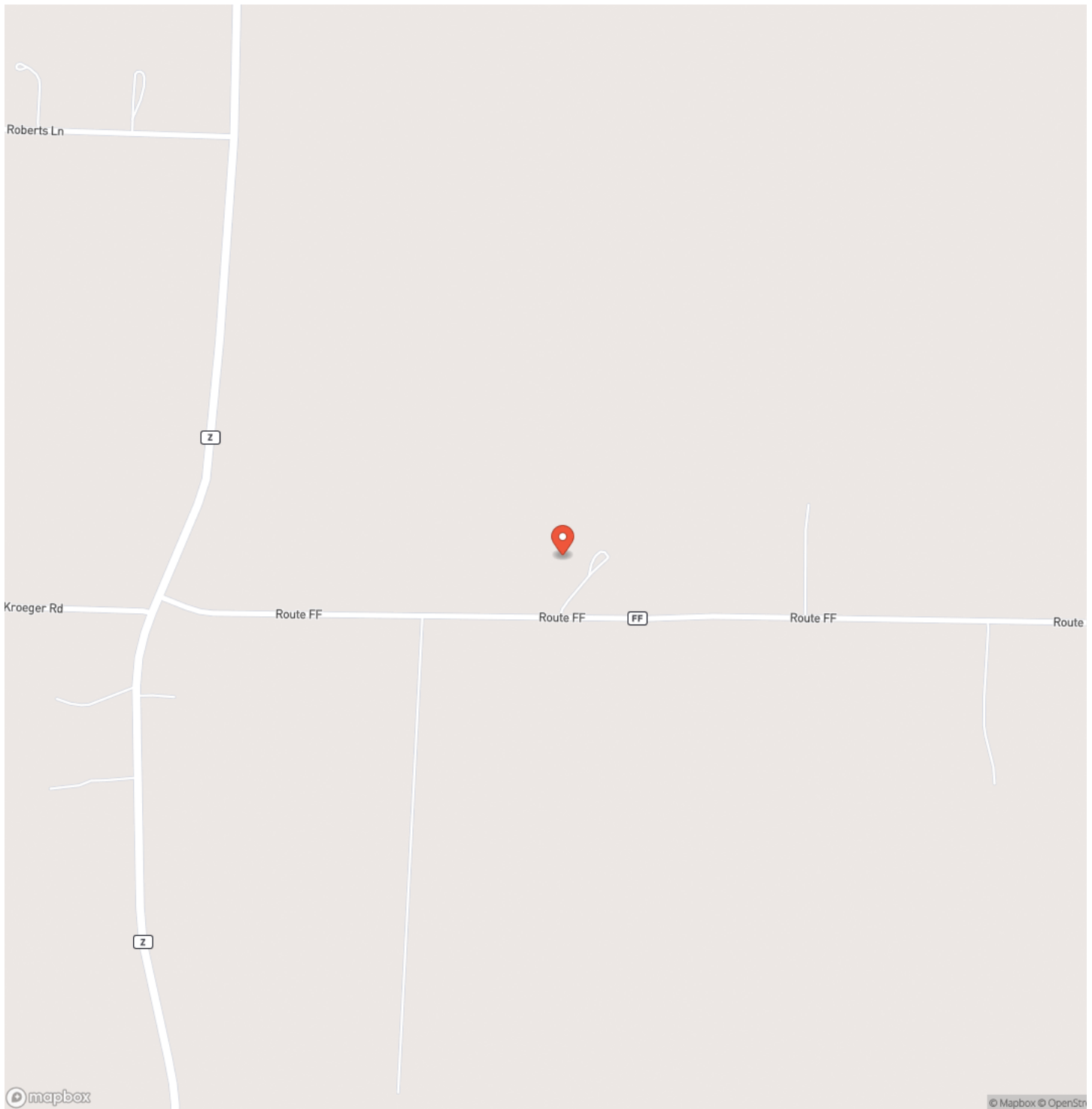


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Locator Map

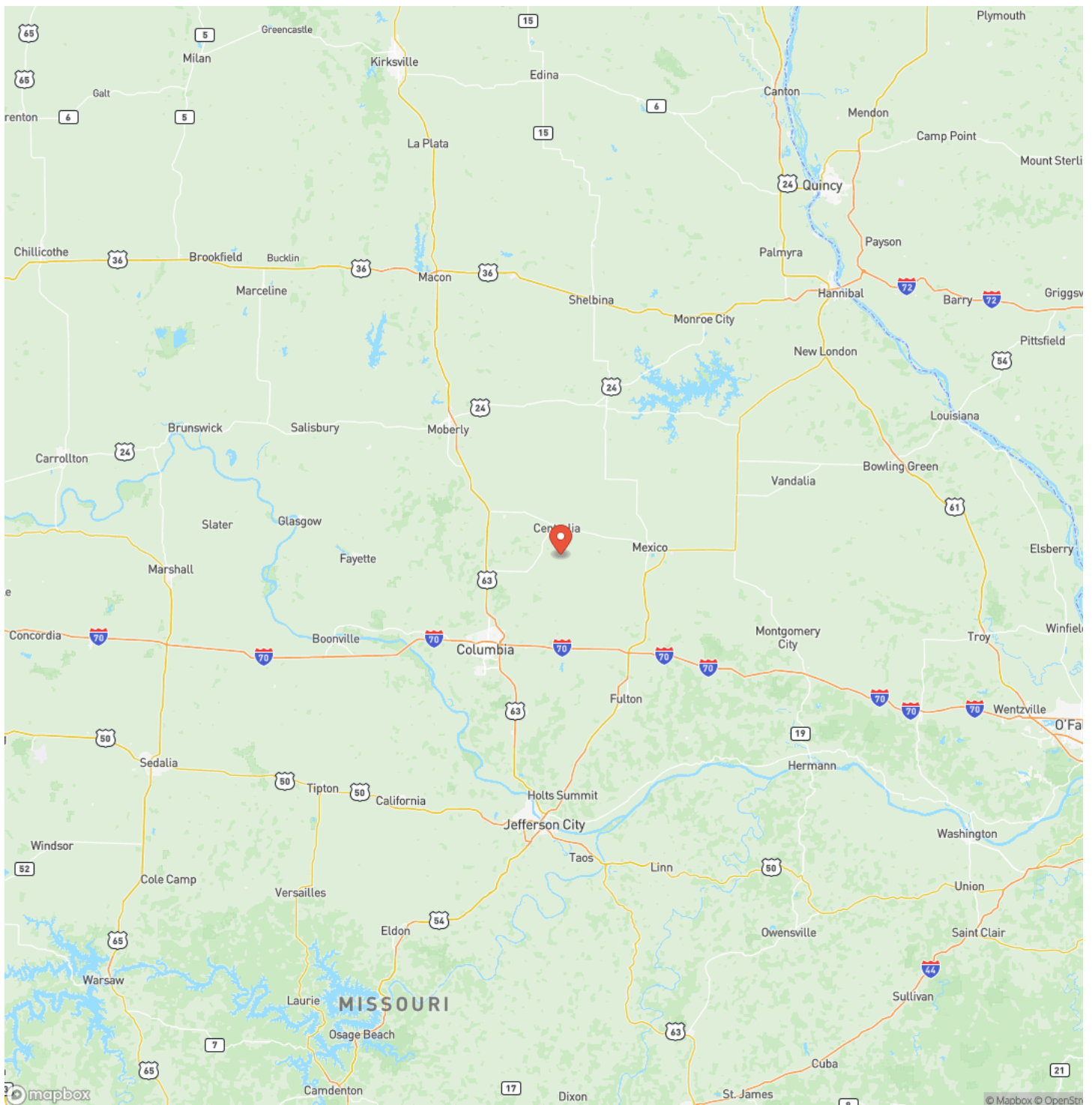


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Locator Map

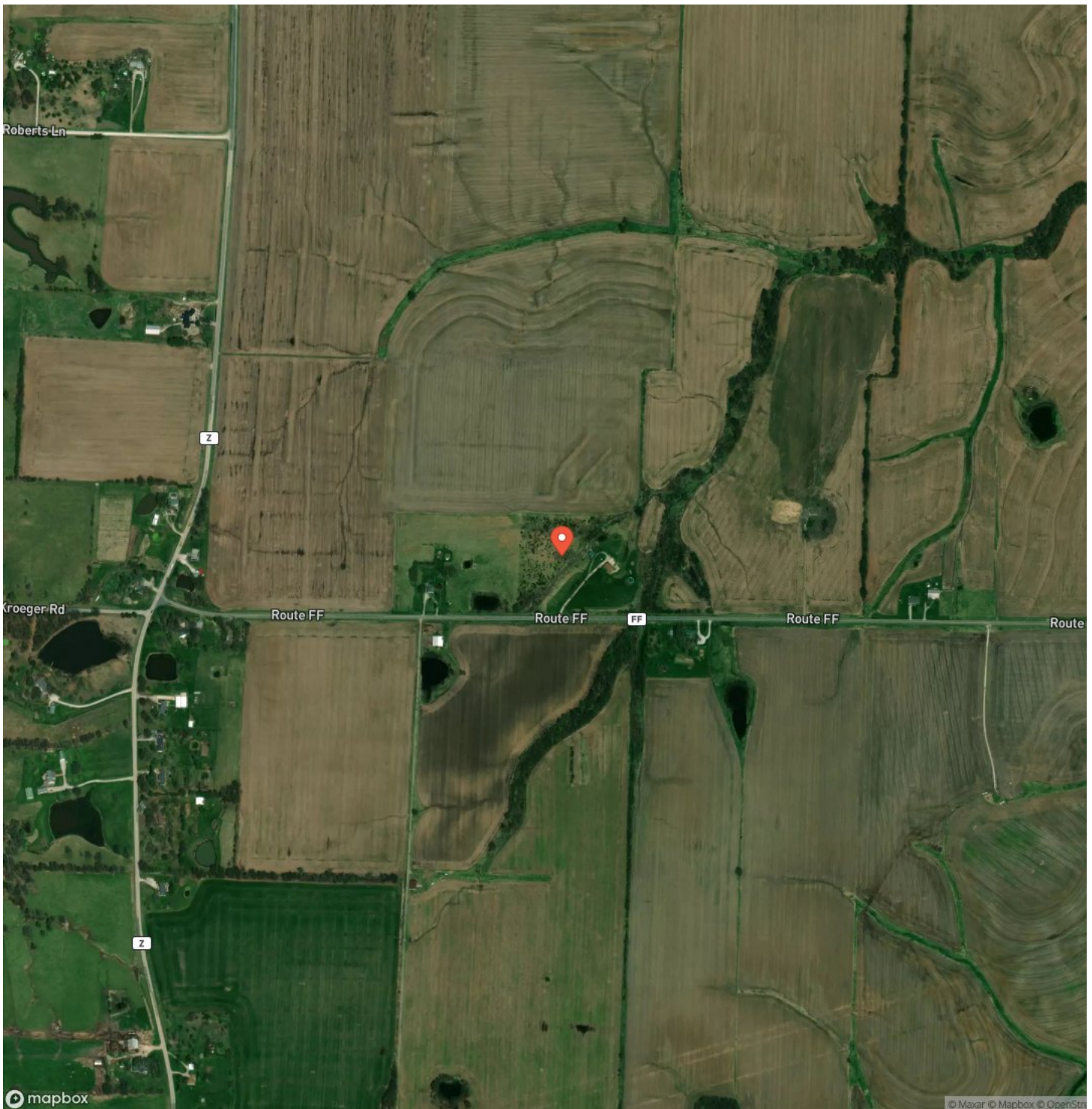


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Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Joey Kidwell

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Email

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Address

515 S. Franklin St.

City / State / Zip

Cuba, MO 65453

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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