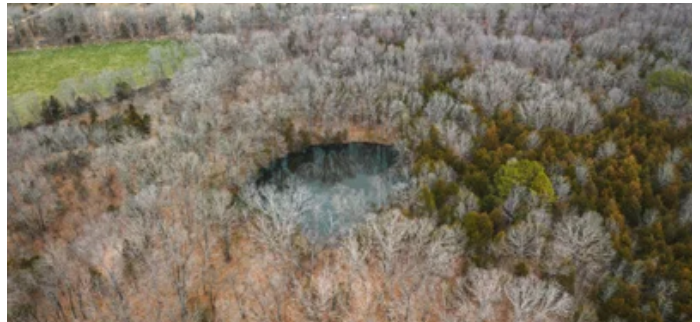


Old Highway 50 Acres-Tract 1
TBD old Highway 50- Tract 1
Gerald, MO 63037

\$1,374,600
229.100± Acres
Franklin County



Old Highway 50 Acres-Tract 1
Gerald, MO / Franklin County

SUMMARY

Address

TBD old Highway 50- Tract 1

City, State Zip

Gerald, MO 63037

County

Franklin County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.422928 / -91.294945

Acreage

229.100

Price

\$1,374,600

Property Website

<https://livingthedreamland.com/property/old-highway-50-acres-tract-1-franklin-missouri/38682/>



PROPERTY DESCRIPTION

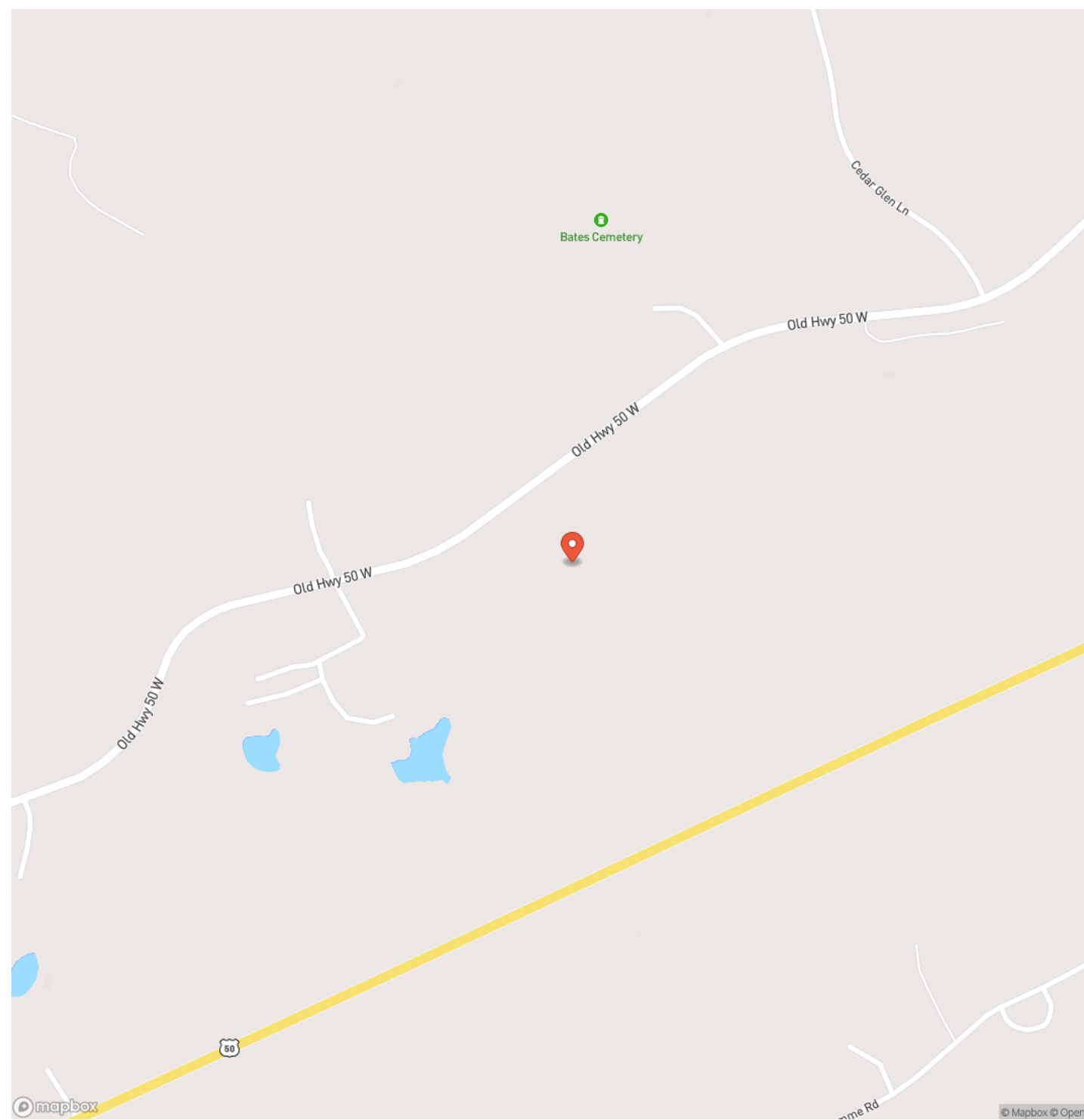
230 m/l acres in Franklin County MO. This property has a great balance of pasture & Timber ground making a perfect set up for a farm or potential building site with the gorgeous country setting and views. Four ponds are scattered amongst the property for wildlife and livestock. The pastures have been used for corn and hay in the past and could potentially be reworked to produce again. The property sits just off the highway for convenient access and easy access to town for all your amenities. There is a small garage building that has been used as a getaway cabin and could be used as a hunting cabin, your own personal getaway, or just a storage building. The building does have electric. Come check out this beautiful property today! Tracts to be surveyed and must be approved by Franklin County zoning. Available in separate tracts as well. Vacant land. Show at will.



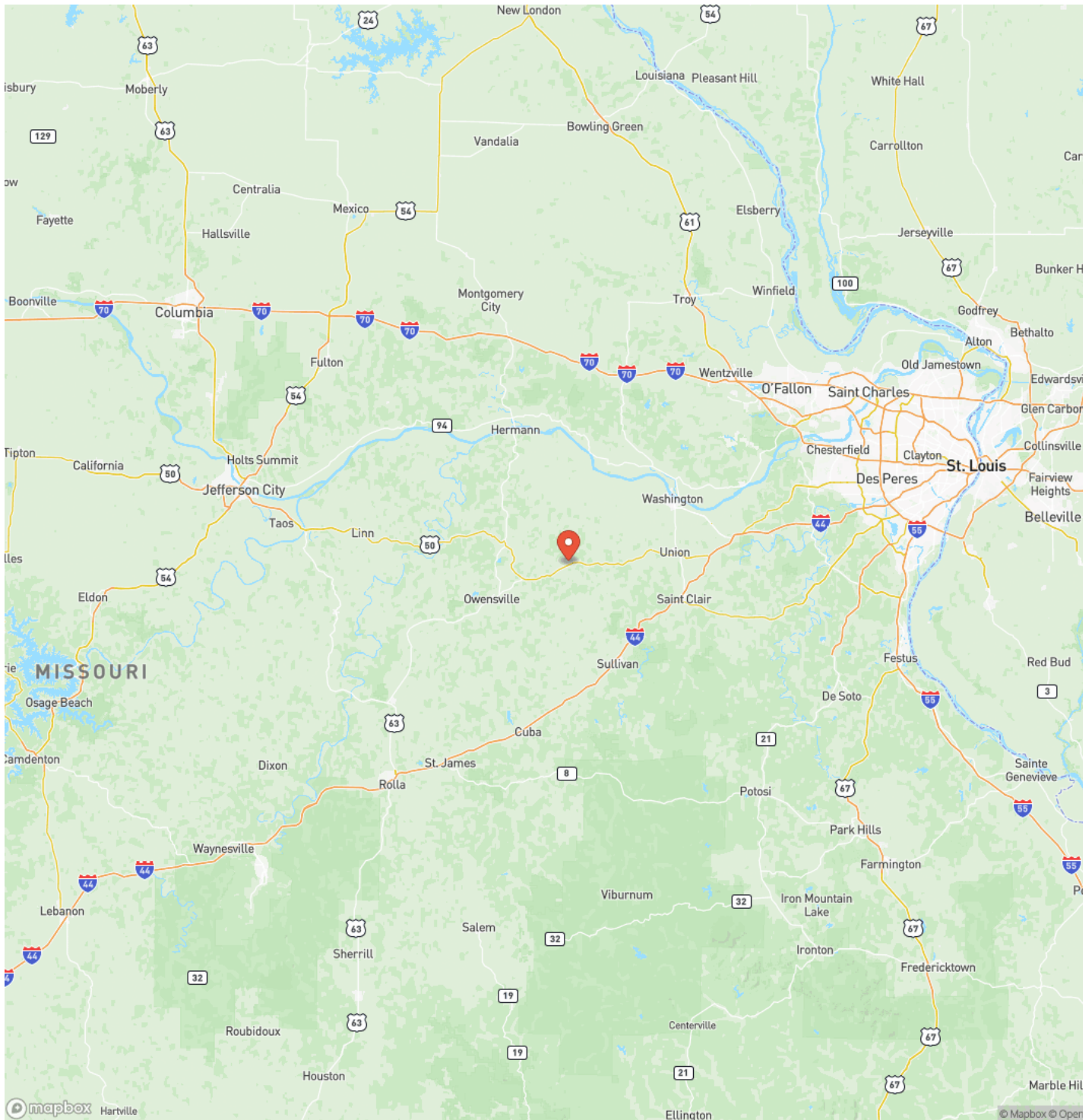
Old Highway 50 Acres-Tract 1
Gerald, MO / Franklin County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jeff Browning

Mobile
(417) 260-5176

Office
(855) 289-3478

Email
jwbrowning92@gmail.com

Address
26435 Sandbar Lane

City / State / Zip
Laquey, MO 65534

NOTES



NOTES

This image shows a blank sheet of white paper with horizontal 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

<https://livingthedreamland.com/>

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