

**22781 Route 66**  
Lebanon, MO 65536



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**MLS# 3579136**



**\$839,900**

**3 Bedrooms | 1 Bathroom | 2,590 Sqft**

Discover endless possibilities with this BEAUTIFUL 82+ ACRE FARM!!! Located just a mile from city limits on the mother road of Route 66- This property features TWO HOMES, TWO WELLS, and a spacious WORKSHOP; the beautiful land includes GREAT PASTURE, GOOD FENCES, CROSS FENCES, ideal for your cattle needs, Switchgrass, Indian grass, & Other Native warm grasses- then enjoy the wooded areas perfect for hunting adventures. You'll also find a LIVE SPRING, THE CREEK, & TWO PONDS; THE MAIN HOUSE IS COMFORTABLE & boasts three bedrooms, one bath, two living areas, and a storm shelter/storage area in the basement. The 2ND house requires some work and is sold as-is, with little value assigned. You'll love the PICTURESQUE VIEWS from the kitchen window, which overlooks the fields, creek, and wildlife, including deer and turkey, right in your backyard. Additionally, the property has I-44 visibility and offers great potential for your new business. Both houses had newer metal roofs and HVAC units.



**GRACIELA SEXTON**

Century 21 Laclede Realty

For full listing details, please scan:

