

12375 Blue Jay Road
Crocker, MO 65452



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MLS# 3582421



\$495,000

1 Bathroom

Motivated Sellers who are ready to negotiate, as evidenced by this price improvement in under one week! Seller will consider offers on individual tracts; preference is to convey the full 38 acres in one purchase. Uses range from hobby farm to small commercial venture, boutique winery/micro-vineyard, wedding venue/camp, family retreat venue, RV/camper pull-throughs or glamping pads, outfitter base, or classic live-work farmstead. Bring your vision, your vines, or your campers this dirt works. 40' 60' insulated RV/shop building 10' 9' door, cellar-style storage below, & new electrical. 80' 50' multi-purpose building with 10' overhang roof for hay/equipment, concrete floor (more than half) plumbed/ready to finish a live-in suite (kitchen/bath/bed) or to pull in a camper; far end set up with graveled livestock bay and drive-through flow. Two wells (one new) on site, two rebuilt drain-field/lagoons on the lower parcel within the last two years. Fencing/groundwork - new fence lines along north and south boundaries, gravel drives and parking, maintained pasture/grass. Abundant deer/turkey. Fiber optic available.



HANNAH WELLS

Lake Ozark Real Estate

For full listing details, please scan:

