

000 Zebulon & 2925 Road
Sheldon, MO 64784



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MLS# SOM60321749



\$346,165

This 73.65 acres of land is a perfect mix located 10 miles east of Sheldon, MO on B Hwy & 2925 Road (on the south side of B Hwy), offering opportunity to build a home, to farm & enjoy year around recreation. Electric is available, running across an area at the east end of the property & a rural water line was laid along the highway frontage, making it a snap to get utilities in place. An old well is on the property from a home that existed many years ago (unsure of it's condition). Entering the property off B Hwy is a BEAUTIFUL view of open lush grass and a pond that invites the perfect daily view for a potential home again. The property is fenced & cross fenced for cattle, horses, or whatever your heart desires. Two open fields are present which are clear & lush with grass for grazing. A wooded section separates the two cleared fields. Each open field has a nice pond, believed to be stocked with fish from years ago. The seller did land clearing of some of the wooded acres and tree piles are still present to be burned. The wooded section, which runs down the middle of the two open fields from east to west, is a hunters dream with a creek that runs through that rarely goes dry. In the wooded section, acorn, cedar & oak trees provide shelter for deer, turkey and other wildlife, which is plentiful. The seller will leave his hunting deer stand, to provide you with



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