

**509 California Avenue**  
Olean, MO 65064



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MLS# 3587472



**\$99,000**

**ULTIMATE RURAL FREEDOM WITH A HEAD START.** Tucked away just outside the Olean city limits, this 4-acre unrestricted parcel offers the perfect foundation for your country homestead or next investment. While the vintage farmhouse on-site holds little financial value, it provides a massive logistical advantage: established water, sewer, and electric are already hooked up to the property, saving you thousands in utility installation costs. The land also features a classic barn, ready for your tools, livestock, or conversion projects. With absolutely no restrictions, your imagination is the only limit. Use the existing footprint to build your dream custom home, barndominium, or place a manufactured home. This is a rare opportunity to secure private acreage with infrastructure already in place. Bring your builder and your vision.



**Amy Dunn**

Dunn and Associates LLC

For full listing details, please scan:

