

15245 425
Jerico Springs, MO 64756



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MLS# SOM60326166



\$397,500

This peaceful property consisting of 83 acres is located only 2 miles East of Highway 97 in the S.W. area of Cedar county. In close proximity to Vernon, Barton & Cedar county lines, the beauty of nature & the great location make this the perfect homestead or weekend cabin hunting retreat. Consisting of the perfect blend of approx 50-60% clear pasture, ready to be hayed 1-2 times this season, the remanding 40% is wooded & ABUNDANTLY FULL of deer, turkey & other habitat creating the "hunters dream." The property is fully fenced, 1+ nice ponds are present, as well as a stream, keeping a good water source in place for livestock, horses, or whatever you desire year around. The property held cattle on it last year but has not been grazed recently so it's lush & ready for your needs. Gate access to the acreage is handy in 3 locations on the south, west & north perimeters, creating an easy flow for livestock &/or hunting. A BONUS 1080 sq foot, 3 bedroom 1 bath home is included. The home needs cleaned & a few updates but could be livable pretty quickly. Although utilities have been turned off, it's equipped with electricity, rural water & gas---everything you need! A well is located near the home (condition is not verified) but the property has been serviced with rural water for many yrs, making this an ideal full time living site for a new build &/or renno of



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