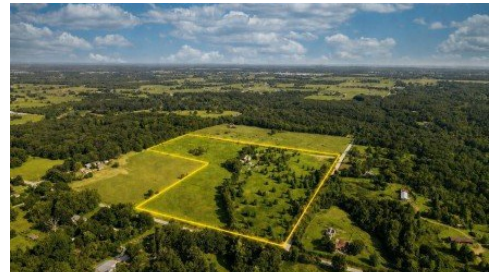


000 Division East
Strafford, MO 65757



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MLS# SOM60331249



\$650,000

GOD IS NOT MAKING ANY MORE OF IT -- LAND! Here's your opportunity to own approximately 30 acres in an incredible location just outside Springfield! Situated at the corner of East Division Street and Farm Road 231 in Strafford, this property offers great visibility, convenient access, and plenty of possibilities for future use. The land is mostly flat with a couple of gentle hills and features two ponds, providing a beautiful setting with plenty of usable acreage. Whether you're looking for a homesite, recreational property, agricultural use, investment, or future development opportunity, this property has tons of potential. With its corner location and proximity to Springfield, the property may also offer potential for subdivision or commercial use, subject to applicable zoning, approvals, and restrictions. Buyer to perform their own due diligence regarding zoning, permitted uses, utilities, access, and the ability to divide or develop the property. **OWNER FINANCING AVAILABLE!** Seller is willing to finance with 20% down, 7% interest, and a 5-year term, giving buyers a unique opportunity to purchase this acreage with flexible financing. 30 acres. Two ponds. Corner location. Minutes from Springfield. Opportunities like this don't come around every day--and remember, God isn't making any more land!



Ruslan Prisyazhnyuk
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For full listing details, please scan:

