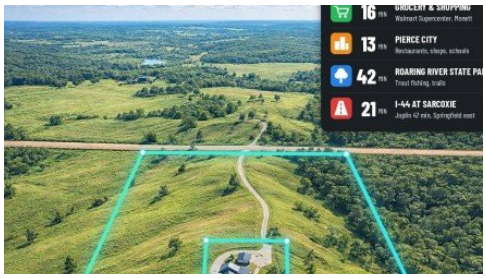
00000 Jocie
Pierce City, MO 65723

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MLS# SOM60337659







$205,000

36 acres of open Ozark ridge ground near Stark City, in unincorporated Newton County with no zoning, no building codes and no county building permits. Pasture, hardwood timber, a stock pond and a ridge-top homesite with long views.What's in place:A gravel drive already runs from the lane up the middle of the property onto the ridge. Electric is available along the road. The ground has been run as cattle pasture, so it is open, grassed and ready to use. A small stock pond sits on the property. No flood zone anywhere on the parcel. Taxes currently run about forty four dollars a year under ag assessment.The land:Mostly open pasture and the rest hardwood timber. An open ridge runs north to south through the middle, roughly 70 feet above the low corners, dotted with mature oaks. The ground falls east into a wooded hollow and down toward the timbered southwest corner, good cover for deer and turkey.Room to build:Newton County has confirmed in writing that the unincorporated county has no zoning, no building codes and no building permits. Build a home, a barndominium or a shop, run cattle, or set up a full homestead. Septic permits go through the Newton County Health Department.Access and utilities:Gravel lane access along the entire north line. Plan for a private well and septic, like the neighboring homes. A recorded driveway easement through the



Dusty A Capon
Phone: (417) 830-8623

Keller Williams

For full listing details, please scan: