



# MISSOURI Land & Farm

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## Build Site W/ Stocked Pond and Creek Bottom Views

3252 LIV 257 Chula, Mo 64635

Livingston County

**\$80,000**



### CONTACT:



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Sales

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### ? Hilltop Build Site with Stocked Pond — 4 Acres Near Chula, MO ?

Looking for the perfect blend of privacy, convenience, and country charm? This **4-acre hilltop property** delivers. Featuring a **1-acre pond** that was recently expanded, all while maintaining healthy water levels throughout the entire renovation, will reach an impressive **37 feet** once fully refilled. It's stocked with **bass, crappie, and bluegill**, and enhanced with **cedar tree structure**. With the current water levels, a dock could easily be added for a perfect summer swimming hole.

The homesite is fully equipped with **septic, electric, rural water, and fiber-optic internet**, making it build-ready from day one. A previous modular home occupied the site and has been moved, leaving prepared spot for your new home.

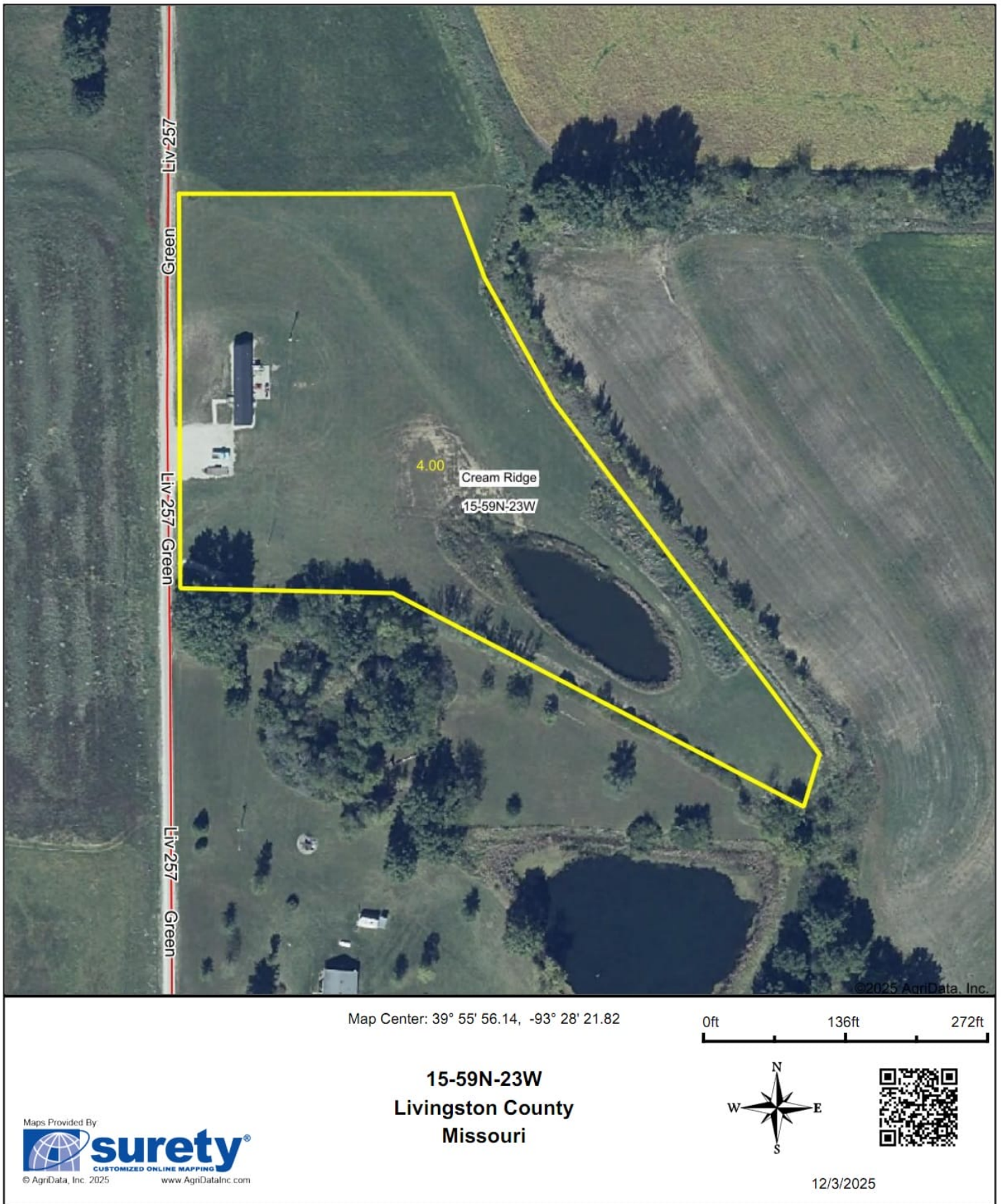
Located at the end of a quiet dead-end road, just **3/4-mile northeast of Chula, MO**, you'll enjoy peaceful seclusion with almost zero road traffic while still being only **3/4 mile off pavement**. The property offers stunning views overlooking the **Medicine Creek bottoms**, creating a beautiful backdrop for your future home or getaway.

This is an excellent opportunity for anyone seeking country living with modern utilities already in place.

**Price: \$80,000**

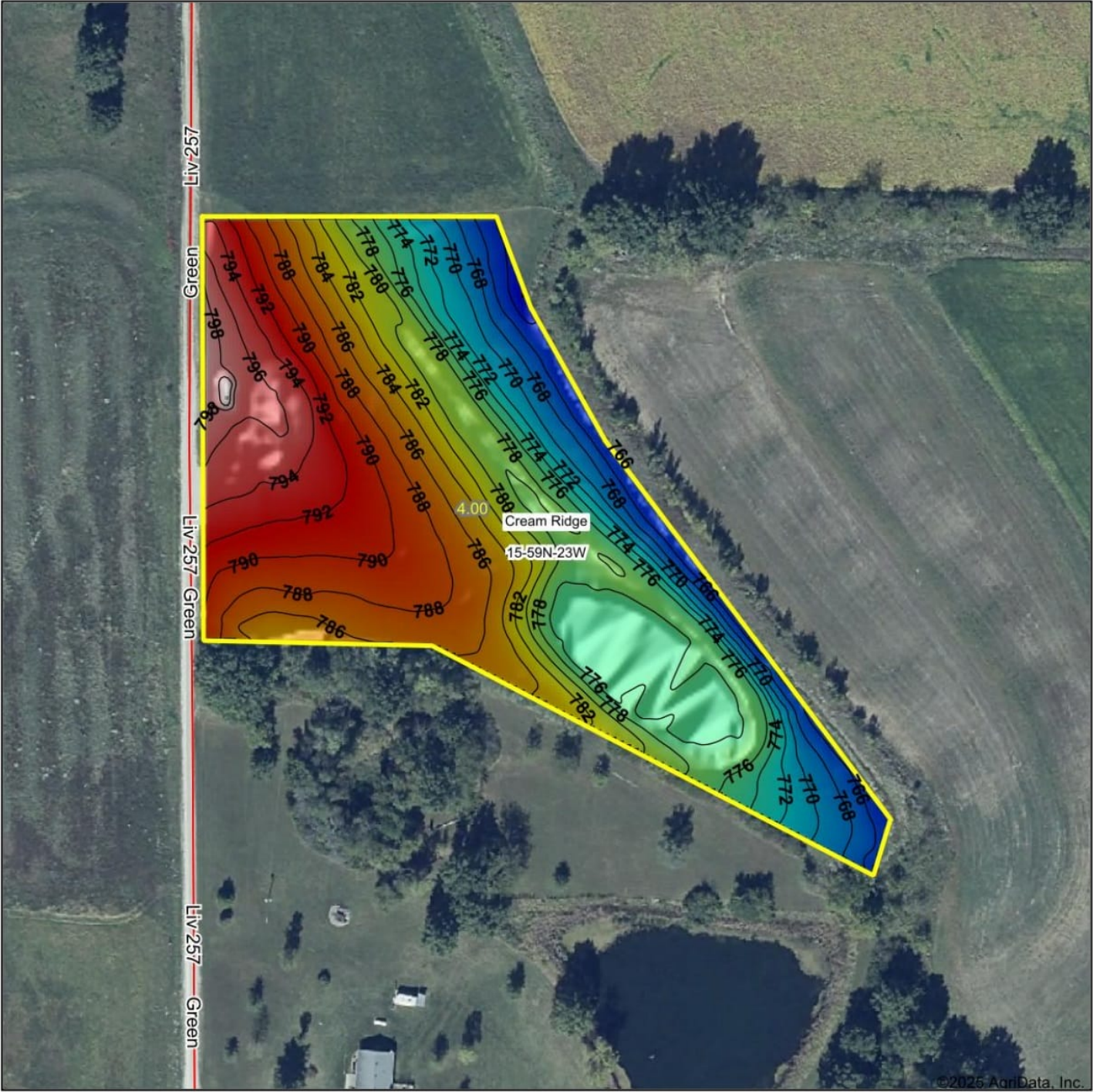
**Contact: Troy — Call or Text 660-973-3958**



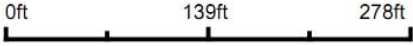




Topography Hillshade



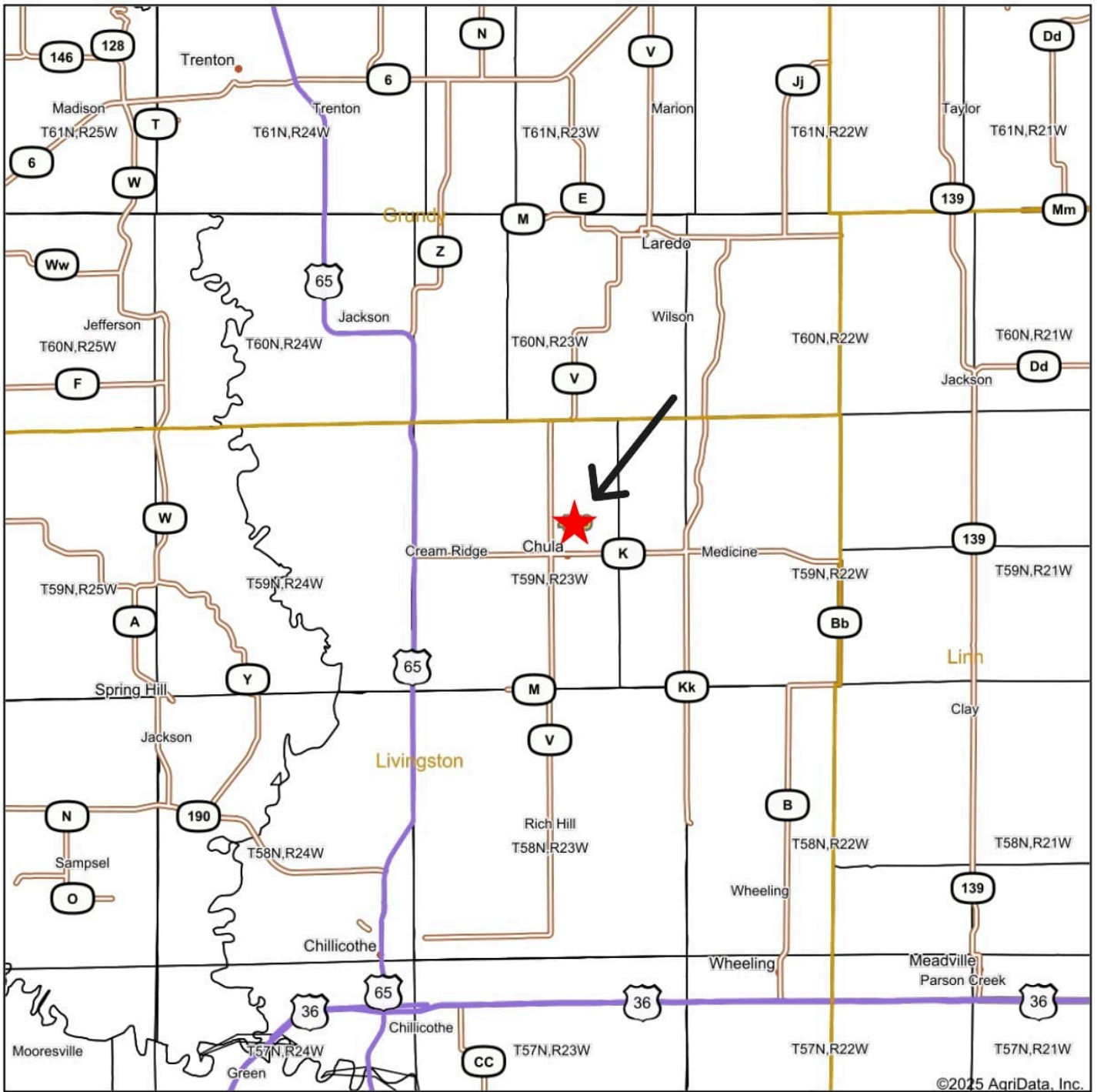
Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 762.4  
Max: 801.7  
Range: 39.3  
Average: 781.4  
Standard Deviation: 9.09 ft



15-59N-23W  
Livingston County  
Missouri

Boundary Center: 39° 55' 56.14, -93° 28' 21.82

# Overview Map



Map Center: 39° 55' 25.64, -93° 29' 3.68

0mi 3.5mi 7mi





