



# MISSOURI Land & Farm

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**2 bedroom 2 bath home on 40 acres on  
West Yellow Creek**

**31545 Jade Drive Brookfield MO 64628**

**Linn**

**\$450,000**



**CONTACT:**



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Sales

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Very nice 2 bedroom 2 bath home on 3 acres with an adjoining 38 acres of timber along West Yellow Creek. Detached 2 car garage and utility shed/storm shelter for additional storage. Fenced yard and electric gate at driveway entrance.

Vaulted ceilings, open living room kitchen combo. Appliances convey, all less than 3 years old. Nice sunroom with wood heat, great for additional heat in the winter. Kitchen has hickory cabinets, beautiful island, large sink and plenty of counter space.

Built in 2010 with major interior upgrades less than 3 years old. Beautiful custom touches makes this home truly unique. Move in ready, maintenance free home.

38 acres of timber along Yellow Creek offers some of the best hunting in the area. Deer,turkey and duck. whatever you prefer. Great secluded piece of land.

1400 square ft home

Separate utility room w/sliding barn door

mini split a/c , baseboard heat

4 season sunroom

tile floors kitchen,living room, hallway

lamineate floors in bedrooms

24x30 detached 2 car garage with overhangs and concrete

14x14 shed with concrete floor for additional storage.

Marceline School District

Taxes: 1000







