



# MISSOURI Land & Farm

www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

**Private Country Living – 4.5 Acres with  
Pond & Spacious Home**  
32505 Hawk Ave, Salisbury, MO

Chariton County

**\$339,900**



## CONTACT:



**DAVE ATKINSON**

Sales & Auctioneer

660-788-3333

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**\*\*REDUCED\*\*** Just 6.5 miles south of Salisbury, this private 4.5-acre property offers the perfect blend of comfort, space, and country charm in the Salisbury R-4 School District.

The 4-bedroom, 2-bath home features a partially finished walk-out basement with 2 additional bedrooms and another full bathroom, providing plenty of space for family, guests, or a home office setup.

Enjoy the peaceful views from the large deck overlooking a fully stocked pond, perfect for relaxing evenings or weekend fishing.

A major bonus is the 30x30 insulated garage with an attached 12' concrete carport—both fully concreted—offering ideal space for vehicles, equipment, storage, or a workshop.

- ? 4.5 acres of privacy
- ? 4+ bedrooms, 3 bathrooms
- ? Full walk-out basement
- ? Large deck with pond view
- ? 30x30 insulated garage
- ? 12' concrete carport
- ? Concrete garage & carport floors
- ? Stocked fishing pond
- ? Salisbury R-4 School District

- ? Offered by Dave Atkinson with Missouri Land and Farm
- ? Call or text 660-788-3333 today to schedule your private showing!