



# MISSOURI Land & Farm

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

## Small Hobby Farm on 7.9 Acres

25821 Hwy 11, St Catherine Missouri

Linn

**\$130,000**



### CONTACT:



**TAMMY AMER**

Sales

660-734-2029

tamer@missourilandandfarm.com



Reduced! Small hobby farm and charming bungalow on 7.9 Acres. 6 miles NE of Brookfield Missouri. Country living with a pond for fishing and swimming, 3 outbuildings, a 48x40 horse barn with stalls, a 20x24 shed, a 20x40 shed and a 320 Sq ft detached garage. Fenced pasture, recently grazing pasture for horses. The home was built in 1920, 1,064 sq ft and has original woodwork throughout, living room, dining room, large kitchen space, 3 Bedrooms and 1 Full bath, laundry room, back porch and a handicap accessible outdoor ramp. This is a rare opportunity to live in the country on a small acreage, home with outbuildings, pond, blacktop frontage and close to town at this price! This is located in St. Catherine MO, Linn County. Brookfield School district. Taxes \$689.84. Asking Price \$130,000. Call Tammy Amer @ 660-734-2029, by appointment only.

Taxes: 689.84