

# Land

MLS 117246

Status **Active**

Address **3025 Rd**

Price **\$183,159**



City	<b>El Dorado Springs</b>	Agent Owned	<b>No</b>
State	<b>MO</b>	Excl Agency	<b>No</b>
Zip	<b>64744</b>		
County	<b>Vernon</b>		
Assn/Subdv			
Assoc Dues \$			
Dues Period			
Tax Year	<b>2008</b>		
Taxes-City \$			
Taxes-Cnty \$	<b>\$91</b>		
Deed Restrict	<b>None</b>		
Map Coordinates	<b>E</b>		

Acres-Apx	<b>141.00</b>
Acres-Total	<b>141.00</b>
Lot Size Apx	<b>2035x2678ir</b>
School District	<b>El Dorado Springs</b>
Priv Sch Avail	<b>Yes</b>
Mineral Rights	<b>Yes</b>

Road Surface	<b>Gravel, Blacktop</b>
Zoning	<b>None</b>
Water	<b>Public</b>
Sewer	<b>None</b>
Pre-Inspection	
Terrain	<b>Flood Plain, Hilly, Rolling, Sloping, Wooded</b>
Features	<b>Electric At Site, Electric Avail, Water Avail, Pond</b>
Electric Co.	<b>REA</b>
Gas Co.	<b>Propane</b>
Phone Co.	<b>ATT</b>
Water Co.	<b>PWS Dist</b>
Possession	<b>Immediate</b>
Disclosure Stmt	<b>No</b>

**Public Remarks** 141 acres m/l of mostly mature timber (25 ac of open ground), with clear creek running through 3000' of the property. Several ponds adorn the property. Rural water is located at the residence to the S of the entry gate. Electric is on property. Logging opportunity exists. A cornucopia of wildlife can be found over every inch of the property( Deer, turkey, wood ducks, etc). Bottom ground would be an ideal location for a duck lake. Metal tree stands and feeders are not included with the property. Several miles of four wheeler

**Directions** Proceed east of Nevada on 54 Hwy 15.3 miles to county road 3025. Turn N. on 3025 and go .3 miles to the fork in the road, hang to the left-road dead ends into property

**Legal** Please see documents section-map