

Steve	Excelsior Rd - Gerald	26	44N	4W	Franklin	\$449,800
Agent	Location (Nearest Town)	Sec	Twp	Range	County	Price

## Judy Warden Real Estate, Inc

234 East Second St., Hermann, MO 65041

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**Specializing in Rural Properties**



Lots	138.4 Ac. m/l	School District	Franklin Co. R-II	<b>SEVERAL SPRING FED CREEKS FLOW THROUGH THE PROPERTY</b>
Cultivation		County	Franklin	
Pasture	26 Ac. m/l	Taxes	\$165.00	
Wooded	112 Ac. m/l	Possession	Closing	
Terrain	Gently Rolling	Electric	NA	<b>1880'S SCHOOL HOUSE</b>
Fences	Some	Gas	NA	
Ponds	Pond	Restrictions	NA	
Creek	Spring Fed	Easements	Yes	
Lake	NA	Mineral Rights	Intact	<b>NUMEROUS SCENIC VIEWS, PERFECT FOR YOUR NEW HOME</b>
River	NA	Financing	NA	
Springs	NA	Signs	Yes	
Cistern	NA			
Well	NA			<b>EXCELLENT HUNTING AND FISHING</b>
Road Frontage	Easement	<b>ROLLING HILLS, PASTURES, FOOD PLOTS AND HARDWOODS</b>		
<b>CORNER OF PROPERTY BORDERS BOEUF CREEK</b>				
<b>WOULD WORK GOOD FOR LIVESTOCK</b>				

Information herein is not warranted and subject to change without notice. We assume no liability for errors.

