

**\$145,000**

**Country Home With 35 Acres For Sale In Howa  
County MO**

**MLS # 24245-65219**



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**Type : Country Homes**

**Beds: 2**

**Year Built :1945**

**Address : 140 Co Rd 253, Armstrong, MO , Armstrong , Missouri ,  
65230**

**Price : \$145,000**

**Size : 35.5 Acres**

**Baths : 1.00**

## FEATURES

- ✓ Country Living
- ✓ Three Ponds
- ✓ Barn and Outbuildings
- ✓ Income Producing
- ✓ House and 35.5 Acres
- ✓ Wildlife/Hunting Opportunity
- ✓ Cropland and Pasture
- ✓ Gently Rolling Land

## ABOUT THE PROPERTY

If you've been looking for a little place to get away from it all take a look at this house and acreage just three miles East of Armstrong, MO. This 35.5 acre tract is currently part cropland, part pasture with a move in ready house, a barn, and several outbuildings. Priced at just \$145,000 this acreage has 3 existing ponds and a nice location for another larger pond. With a little more fencing you could run several head of cattle, horses, or sheep. This acreage would also make a great place to create a small orchard and/or vegetable farm, or a great area for wildlife habitat development for viewing or hunting. Conveniently located right on a county road, this house and acreage is served by a public water supply and has all the benefits of country living at its best. Give us a call today for a showing!

## CONTACT US

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ASSOCIATE

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