Convenient Country Setting
3121 South 25th Road
Humansville, MO 65674

$370,000
82± Acres
Polk County







SUMMARY

Address
3121 South 25th Road

City, State Zip
Humansville, MO 65674

County
Polk County

Type
Farms, Hunting Land, Recreational Land, Residential Property, Horse Property, Single Family, Undeveloped Land

Latitude / Longitude
37.812308 / -93.583192

Dwelling Square Feet
840

Bedrooms / Bathrooms
2 / 2

Acreage
82

Price
$370,000

Property Website
mossyoakproperties.com







PROPERTY DESCRIPTION

Whether you seek a peaceful retreat or an adventurous lifestyle, this acreage caters to diverse preferences, making it a perfect investment for nature lovers or those simply seeking a serene escape. This expansive 80+ acre property offers a rare blend of pasture and timber. The open landscapes are complemented by the presence of a serene pond stocked with catfish, bass and bluegill. Perfect for making great memories during those family get-togethers. For those who enjoy fishing on a larger scale, there are multiple lakes within a 30-minute drive, which could further expand the recreational possibilities of this property.
For those with a penchant for adventure, the property features well-maintained trails for riding horseback or ATV/UTV. These trails provide endless opportunities for outdoor fun and exploration. Despite its serene and secluded ambiance, the property offers convenient highway access, ensuring that you are never too far from modern amenities and services. The property is perimeter fenced, and several building sites are scattered throughout the property, each offering unique views and settings for constructing your dream home. Currently, the property features a single wide mobile home, offering immediate accommodation. Whether you envision a pastoral retreat, an adventurous playground, or a combination of both, this property is poised to become your ideal sanctuary.

To find out more about this property and others like it call or text Dustin Lewis at 417-839-1899 or email at Dlewis@mossyoakproperties.com

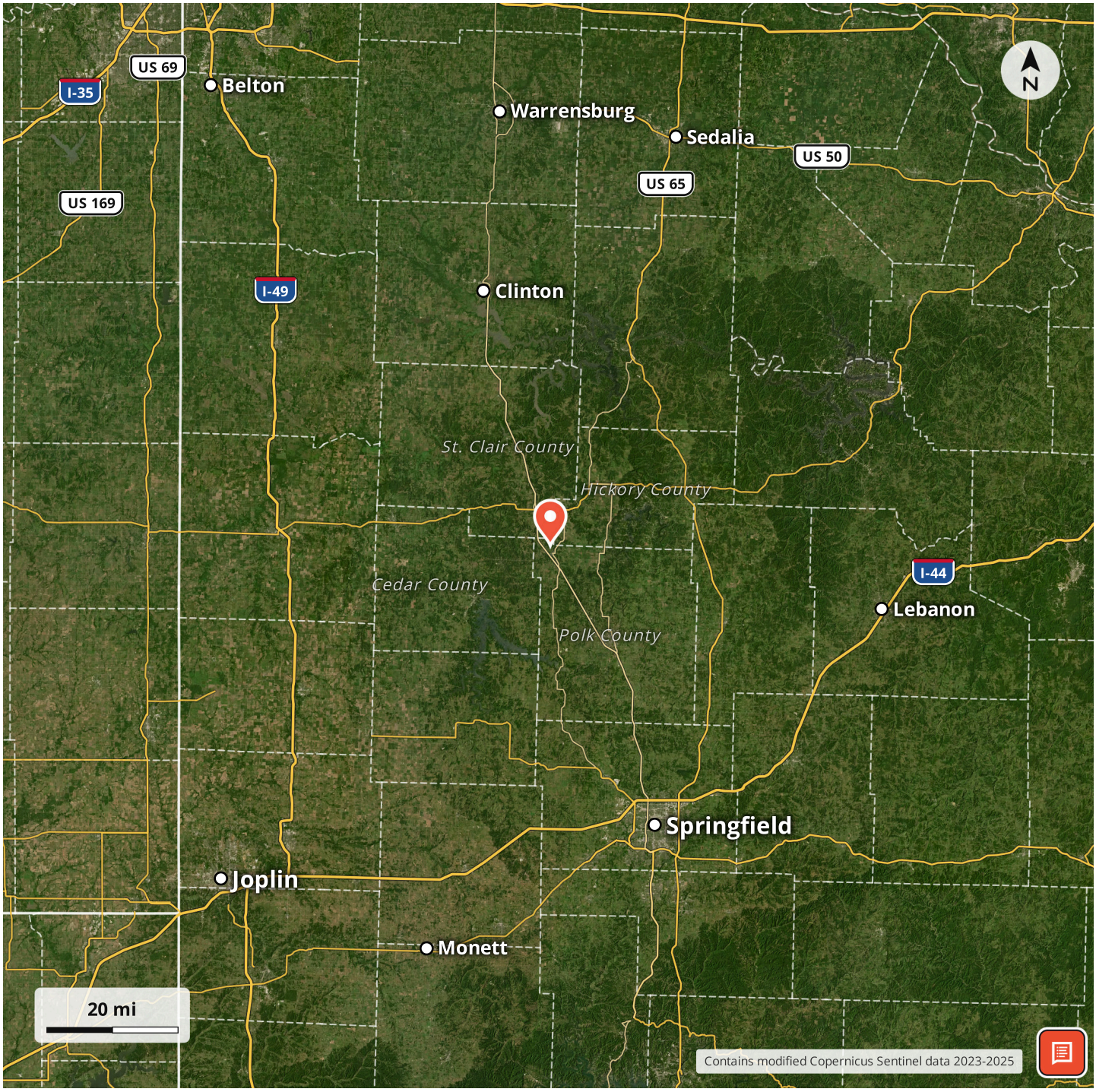
https://www.mossyoakproperties.com/agent/dustin-lewis/



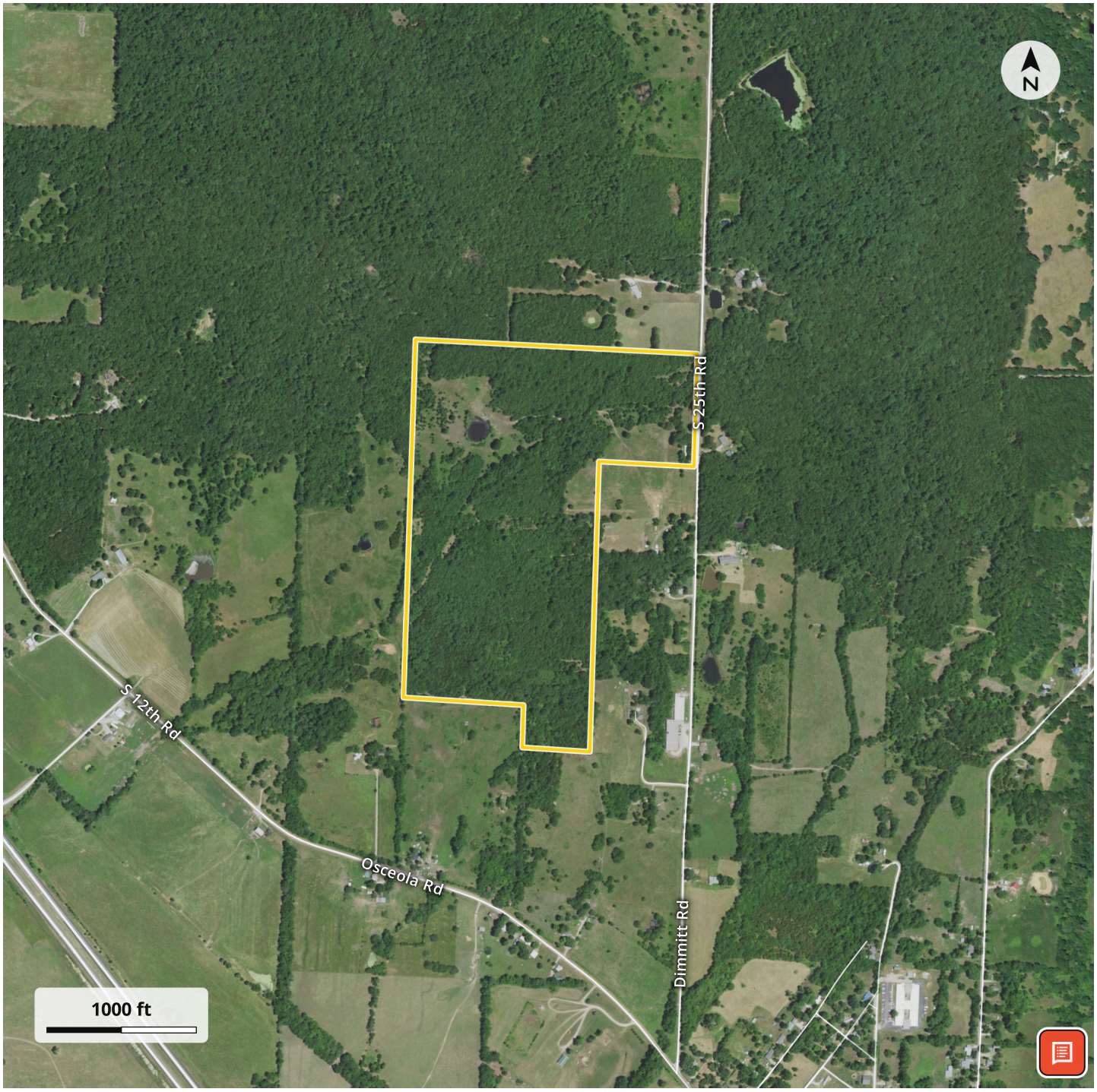




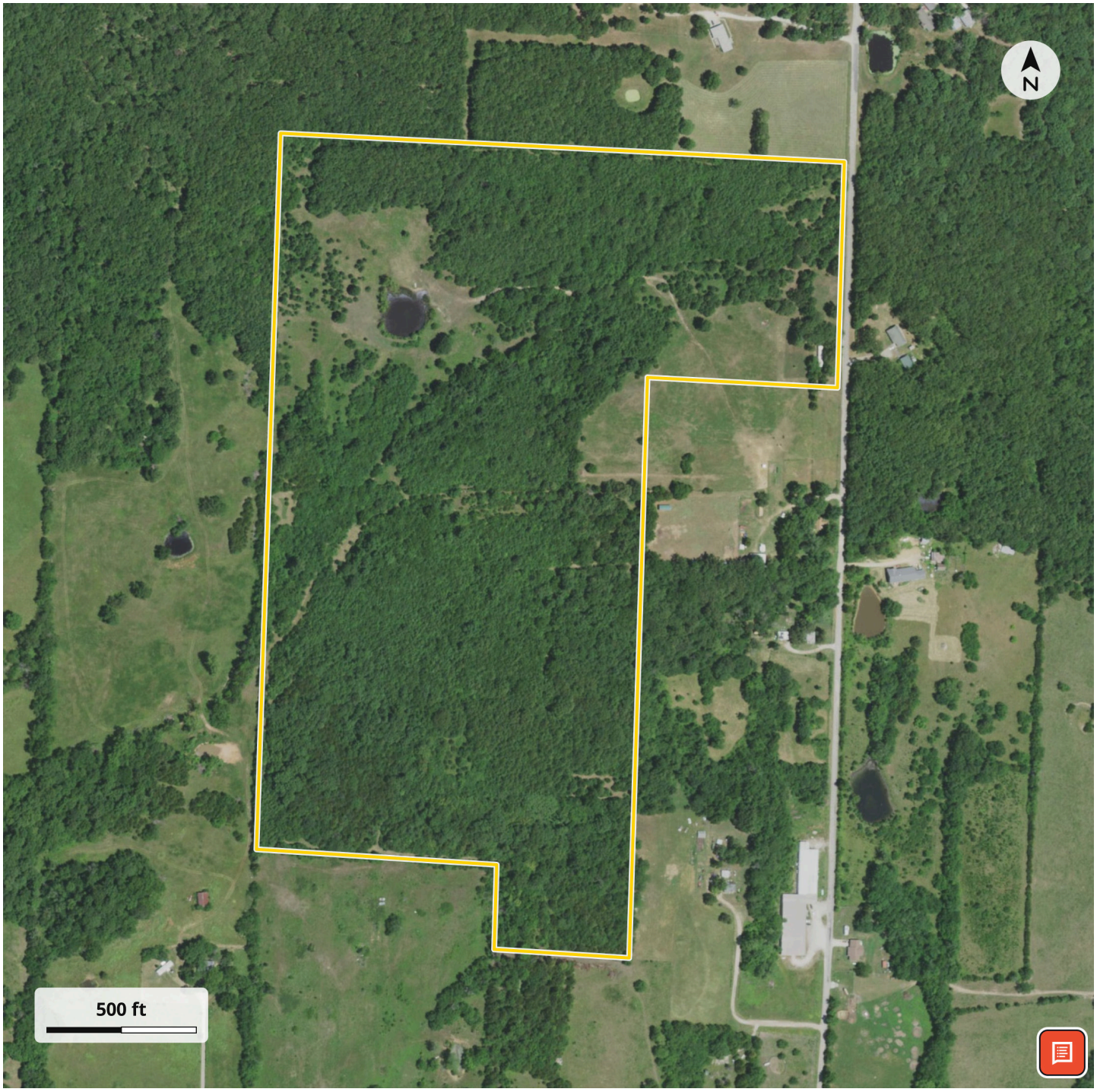

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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