



**\$520,000**

## **17522 N HIGHWAY, SHELDON, MO, 64784**

<https://kwelevate.org>

Discover the perfect blend of rural charm and comfort on this stunning 45.71 +/- acre farm west of Sheldon, Missouri! The slightly rolling acreage features a lush mix of mainly clover and fescue, ready for your cattle or horses. A slightly wooded area follows the wet weather creek creating an opportunity for deer and turkey [...]

- 5 beds
- 3 baths
- Farm
- Active
- 2764 sq ft



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### **Basics**

**Category:** Farm

**Bedrooms:** 5 beds

**Area:** 2764 sq ft

**Rooms Total:** 7

**Status:** Active

**Bathrooms:** 3 baths

**Bathrooms Full:** 3

**County:** Vernon



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## Building Details

**Building Area Total:** 2764 sq ft **Levels:** 1 Story

**Fencing:** Barbed Wire

**Lot Features:** Creek/Storm, Farm Pond

**LotSizeDimensions:** 45.71

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## Miscellaneous

**Listing Terms:** Cash, Conventional, 1031 Exchange

**Architectural Style:** Ranch

**Utilities:** Electricity Available

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## Amenities & Features

**Sewer:** Sewer - Septic

**Heating:** Propane, Wood

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## Courtesy of

**List Office Name:** Midwest Land Group, LLC

