

# \$107,700



## COUNTRY HOME ON 3 WOODED ACRES M/L

Wildlife will be your closest neighbor! The best of country living on a private, wooded 3 acre m/l lot! The 3 bedroom, 2 bath, split-foyer home has lots of new amenities including new flooring in the kitchen, dining room and bathroom. Plus there are new countertops in the kitchen and a new upstairs bathroom. If you like saving money on your heating bills and staying warm as you like, there is electric wall board heating and a wood stove in the basement. If you enjoy the outdoors, Rudolf Bennitt Wildlife Area is very close for fishing, hiking, hunting, horseback riding and bird watching. Call Gary Peyton for more information or to schedule a showing at 660-651-0869.

LISTING NUMBER #24161-03039

United Country Missouri Land & Home

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[wwwCentralStatesLandAndAuction.com](http://wwwCentralStatesLandAndAuction.com)



LISTING AGENT: GARY PEYTON  
 LISTING NUMBER: 03039  
 ADDRESS: 15401 HIGHWAY B  
 HIGBEE, MO 65257

DIRECTIONS: FROM COLUMBIA, TAKE HIGHWAY 63 NORTH TO HIGHWAY B WEST AT CLARK JUNCTION, LOOK FOR UNITED COUNTRY SIGN.

SCHOOL DISTRICT: HIGBEE  
 FINISHED SQ FT MAIN: 922  
 UNFINISHED SQ FT LOWER: 864  
 TOTAL SQFT: 1786  
 BEDROOMS: 3  
 BATHROOMS: 2  
 LOT/ACREAGE SIZE: 3 ACRES M/L  
 YEAR BUILT: 1980  
 TAXES: \$708.00/2007



ROOM MEASUREMENTS

KITCHEN	M	8' X 9'
LIVING ROOM	M	14' X 16'
DINING ROOM	M	10' X 10'
UTILITY ROOM	L	17' X 18'
MASTER BEDROOM	M	13' X 12'6"
BEDROOM 2	M	8'6" X 12'6"
BEDROOM 3	L	13'6" X 11'6"
BATHROOMS		1 FULL MAIN, 1 FULL LOWER

PRIMARY STYLE: SPLIT-FOYER  
 EXTERIOR FEATURES: DECK  
 BASEMENT: 3/4 FINISHED WALKOUT  
 INTERIOR FEATURES: SATELLITE, CARPET, ELECTRIC WASHER/DRYER HOOKUPS  
 APPLIANCES: REFRIGERATOR, ELECTRIC RANGE/OVEN, WASHER, DRYER  
 AVG. UTILITIES: \$150 MONTHLY  
 ROOF: ASPHALT  
 HEATING: ELECTRIC, WOOD STOVE  
 COOLING: WINDOW A/C UNIT  
 FENCE: BARBED  
 WATER: RURAL  
 SEWER: LAGOON  
 ROADS: PAVED

