

*411± Acres
9158 Hwy AD
Louisiana, Mo 63353*

SALE PRICE: \$1,890,000



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THIS 411+/- ACRES HIGHLY PRODUCTIVE FARM. HAS ABOUT 213 +/- TILLABLE ACRES PLANTED IN BEANS. 55+/- ACRES IN CRP. ABOUT 140 ACRES IN TIMBER. OUTSTANDING HUNTING PROPERTY. HAS HEATED HUNTING CABIN WITH SCENIC VIEWS FOR MILES. THE HOUSE IS BEING SOLD AS IS WHERE AS OWNER WOULD LIKE KEEP FARMING SOME OR ALL THE PROPERTY. ALSO INCLUDES TAX ID # 074218000000005000

DIRECTIONS:

FROM HWY 40/61 TO EAST ON HWY 54 AT (BOWLING GREEN EXIT) TO LOUISIANA TO LEFT ON HWY 79 5.5 MILES TO LEFT ON ON HWY AD GO 1.6 MILES PROPERTY ON RIGHT. MAIL BOX ON LEFT WITH ADDRESS 9158 HWY AD



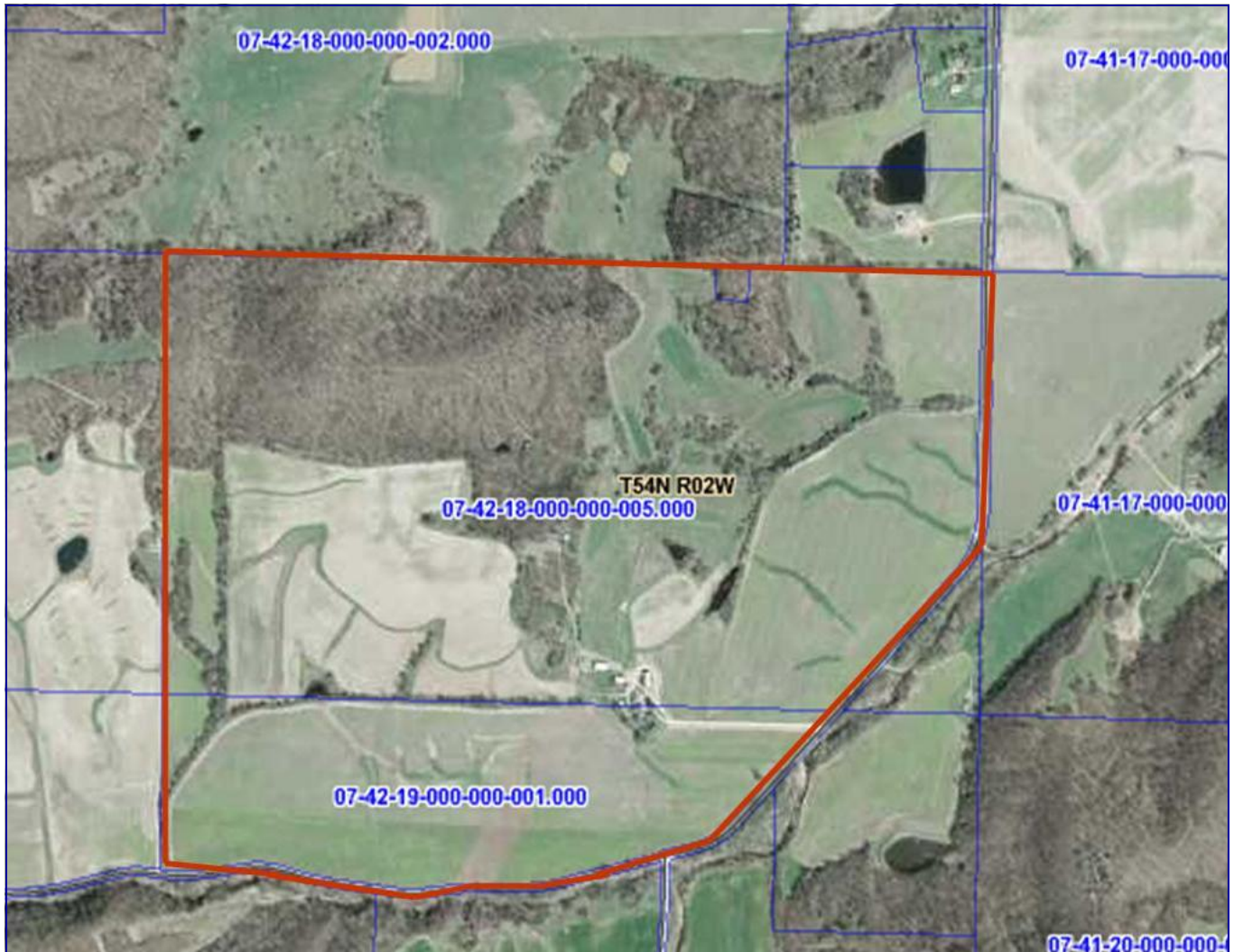
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Area Information / Property Description

County	PIKE
Subdivision	None
School District	Louisiana R-2
High School	Louisiana R-2
Middle School	Louisiana R-2
Elementary School	Louisiana R-2
Lot Size	411± Acres
Lot Description	Farming, Gently Rolling
Street Access	County, Asphalt
Taxes	\$ 1462.00 2010
Associations Fees & Restrictions	None
Utilities	Water: Well Electric: Yes Phone: Yes Sewer: Septic



The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property. **PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**



Map Created March 29, 2004 700 0 700 1400 Feet

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