



Smith & Associates

245 S. Washington, Chillicothe, MO 64601

660-646-2141 www.c21chillicothe.com



## Attention Farmers!!

\$395,000

9531 State Rt. M, Breckinridge

Check out this great farming opportunity!! These 154 acres offer 2 pole barns measuring 40x80 & 30x80 built in 1999, 4 outside water hydrants, fencing, and a nice 3 bedroom ranch. The home features a beautiful eat in kitchen, formal dining, 2 fireplaces, and 28x11 sunroom. #3120E

- Style: Ranch
- Year Built: 1977
- Exterior: Wood
- Roof: Asphalt shingle
- Square Feet: 1,568
- Bedrooms: 3
- Baths: 2 1/2
- Parking: 2 car attached
- Heating: Heat Pump
- Cooling: Central Air
- Full Unfinished Basement
- Lot Size: 154 Acres
- Taxes: \$1185.01



## ***For More Information Please Contact:***

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Listing broker does not guarantee information describing property. Parties are advised to verify the information through inspections and due diligence.