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#FC111

Acres: 111 Acres

Price: \$354,000 (\$3,190/Ac)

Location: On State Highway CC - 2 Miles south of Leslie, MO 63056

Description: 111 Acres-State Highway CC frontage and access; 66 acres in woods; 40 acres in grass; no fencing;-terrace
Creek-Big Creek forms the southern boundary; year around stream; picturesque & steep bluffs
Hunting -Deer & Turkey

PROPERTY DATA

Utilities: None

Zoning: Agriculture

Taxes: \$176

School Dist: R-11

Improvements: None

LAND DATA

Tillable Acres: None

Pasture Acres: 40 Acres

Timber Acres: 66 Acres

Open Acres: N/A

Streams: Big Creek

Ponds/Lakes: None

Building Acres: None

Topography: The elevation ranges from 633ft on the creek bed to the highest elevation of 730ft. Slopes are nearly level to hilly, with the rock ledge along creek defined at steep

Other:

Data Notes:

This is a very scenic property with home sites with views in all directions.

The creek is a winding stream along the south border with majestic rock ledges along the banks.



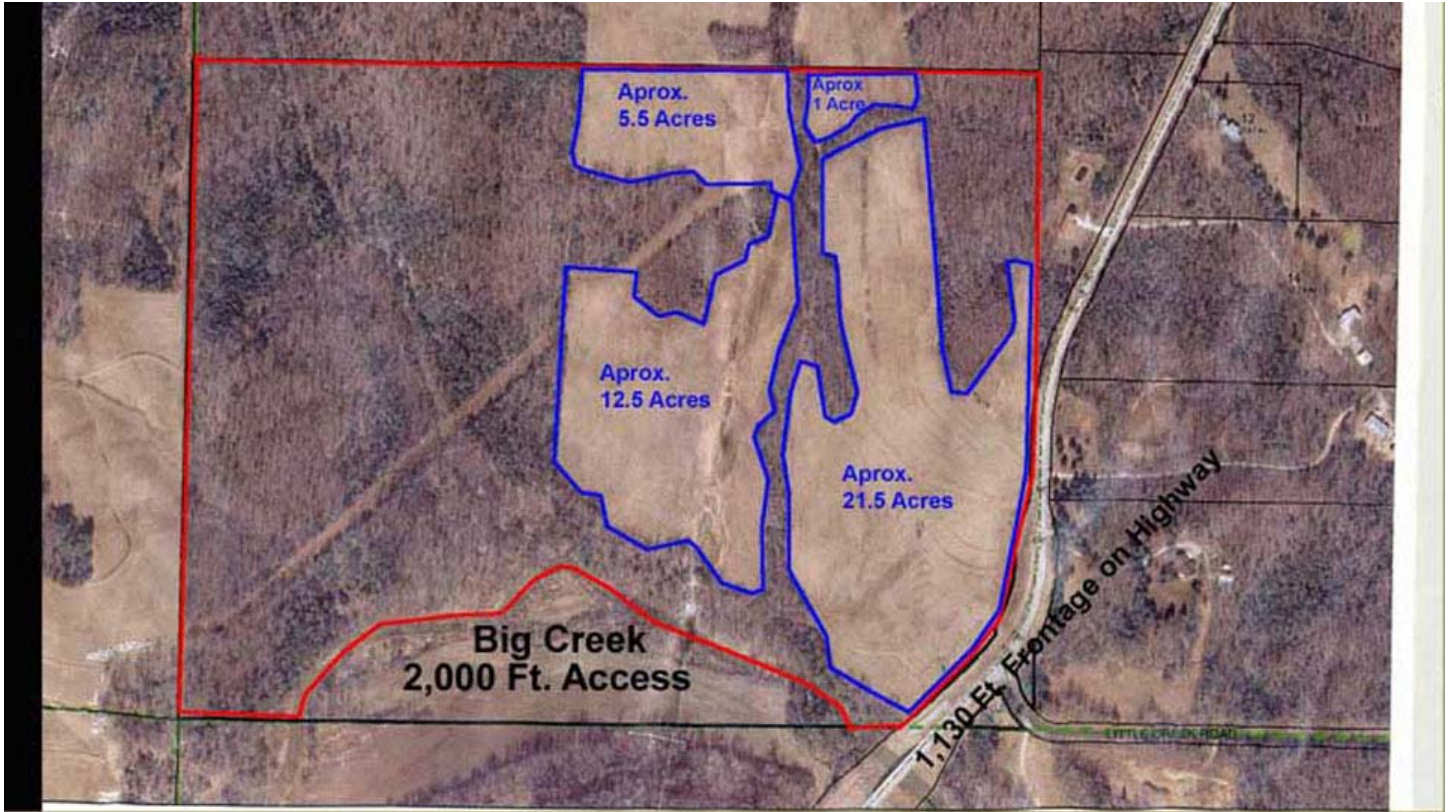
111 Acres - Franklin County
40 Acres of hay/grass fields



111 Acres - Franklin County
66 acres of woods

Driving Directions & Notes:

From Union, Travel south to Leslie. Go south on State Highway CC through Leslie for about two miles to property. Big Creek Bridge is near the southeast corner of the property.



111 Acres - Franklin County

Aprox Field Size, Creek Frontage, Road Frontage



111 Acres - Franklin County
Big Creek along south boundary



111 Acres - Franklin County
Rock formation along bluffs of Big Creek