



LEON R. MILLER CO.

FARM & LAND REAL ESTATE

property listing: 43.5 Acres –Home-Lake—\$387,500

For additional information call for booklet or go to www.leonmillerco.com

<i>Property Data</i>	
Utilities	Electricity
Zoning	Ag
Taxes	\$1,998
School Dist.	Gasconade R-2
Buildings	Home/Machine
Total Ac	43.5 Acres
Tillable	0 Acres
Pasture	0 Acres
Timber	32.5 Acres
Open	3 Acres
Streams	Wet weather
Lakes	4 acre
Building Ac	4 Acres



Directions: From Union., MO travel west on State Highway 50 to Highway C. Go north on Highway C. Turn east on to Lzy D Lane, a surfaced private road. Property begins at lake. Continue across dam to Home (243 Lazy D Lane



Brick Home
 Nearly 2,000 of Living Area
 Full Basement (1/2 finished)



2,000 sq ft Brick Home on 43 Acres
 Gorgeous 4 Acre Stocked Private Lake

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Selling Land Is Our Business. Our Only Business

property listing: 43.5 Acres



43.5 Acres - Franklin County
Tax Assessor Aerial Photo



43.5 Acres - Franklin County
Trail Through Wooded Area

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Brick Home
Nearly 2,000 of Living Area
Full Basement (1/2 finished)

Room	Size	Floor	Wall	Other
Living room/dining room	28 ft x 15 ft	carpet	Drywall	Fireplace
Family room	14 ft x 14.5 ft	Carpet	Panel	Fireplace
Sunroom	11 ft x 12 ft	Carpet	Panel	
Kitchen	10 ft x 13 ft	Tile	Drywall	
Master Bedroom	17 ft x 15 ft	Carpet	Drywall	
Bedroom	11 ft x 11 ft	Carpet	Drywall	
Bedroom	8 ft x 11 ft	Carpet	Drywall	
Partial Finished Basement		Carpet	Panel	Fireplace

Master bedroom has adjoining bath; second bath next to two bedrooms and a 1/2 bath in basement.

Water is from a deep well

Gas furnace is about 10 years old

Air conditioner about 5 years old

Roof replaced within the past 12 years

Septic tank

Two car garage

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Living Room/Dining Room
28 ft x 15 ft (Double Fireplace)



Master Bedroom
17ft x 15.5ft (Adjoining Bath)



Kitchen
10ft x 13ft (View of 4 Acre Lake)



Sun Room (Great View of Lake)
11ft x 12ft (Panel/Carpet)



Family Room
Double Fireplace (14ft x 14.5ft)



Machine Storage
30ft x 50ft (1/2 Concrete Floor)