

Steve	1465 Co. Rd 315 – Chamois	34	45N	8W	Osage	\$539,000
Agent	Location (Nearest Town)	Sec	Twp	Range	County	Price

## Judy Warden Real Estate, Inc.

234 East Second St., Hermann, MO 65041

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**Specializing in Rural Properties**



<b>Lot Size</b>	130.87 Survey Ac	<b>House</b>	2 Story Frame	<b>Fireplace</b>	X-Dining Room
<b>Fences</b>	NA	<b>Age</b>	Approx. 1890	<b>Stove</b>	Nego
<b>Road Frontage</b>	Co. Rd 315	<b>Construction</b>	Vinyl	<b>Dishwasher</b>	Included
<b>Storage Bldg.</b>	Several	<b>Sq. Ft. Living</b>	Approx. 2562'	<b>Refrigerator</b>	Included
<b>Garage</b>	1 Car Detach	<b>Electric</b>	3-Rivers	<b>Drapes/Curtains</b>	Some
<b>Signs</b>	NO	<b>Roof</b>	Metal	<b>Floor Covering</b>	Wood/Laminate
<b>School District</b>	Chamois	<b>Baths</b>	1 Main/1 Up	<b>Basement</b>	Partial
<b>Taxes (2009)</b>	\$567.99	<b>Living Room</b>	X	<b>Porches</b>	Front Covered
<b>Possession</b>	Closing	<b>Dining Room</b>	X	<b>Deck</b>	Back/Side
<b>Type of Heat</b>	Trane Heat Pump, Unico Electric Heat Backup/Wood Stove	<b>Kitchen</b>	X	<b>Patio</b>	Flag Stone
<b>Gas</b>	Propane Stove	<b>Family Room</b>	NA	<b>Septic System</b>	Septic/Laterals
<b>1890'S FARMHOUSE HAS BEEN METICULOUSLY UPDATED WHILE RETAINING IT'S COUNTRY CHARM &amp; PERIOD LOOK</b>		<b>Bedroom</b>	1 Main/2 Up	<b>Water</b>	Well
		<b>Utility Room</b>	Lower Level	<b>Air Condition</b>	C/A
		<b>Pond</b>	Yes	<b>BEAUTIFUL HAND-HEWN LOG GUEST CABIN COMPLETE WITH OLD TIME WOOD STOVE</b>	
		<b>Creek</b>	Yes		
	<b>OVER 130 ACRES NESTLED IN THE ROLLING HILLS OF OSAGE COUNTY</b>		<b>PREMISES HAS BEEN MAINTAINED TO PERFECTION</b>		
	<b>HAND-HEWN LOG SMOKE HOUSE, 2 STORY BARN AND SEVERAL MORE OUT BUILDINGS</b>				

Information herein is not warranted and subject to change without notice. We assume no liability for errors.



**THE FARM YOU'VE BEEN WAITING FOR!!!**