

OLD HWY 63 S Boone, ASHLAND, MO 65010

319742 Vacant Land Active \$400,000



*Provided as a courtesy of*  
**Jerry 'Country' Coats**  
 JERRY COUNTRY COATS  
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No Photo Available

<b>Lot Sz/ Tot Lnd Area:</b>	78.38 acres	<b># of Acres:</b>	78.38	<b>Price/Acre #:</b>	5,010
<b>Price/Foot:</b>					

<b>Area:</b>	Boone South	<b>Cross Street:</b>	State Hwy A	<b>Geo Lat:</b>	38.74845
<b>Section:</b>	27	<b>Geo Lon:</b>	-92.26289	<b>Township:</b>	46
<b>Range:</b>	12	<b>Zoned Usage:</b>	Agricultural	<b>Actual Taxes \$:</b>	141.26
<b>Tax Yr:</b>	2008	<b>Subdivision:</b>	ASHLAND	<b>Elementary Sch:</b>	So. Bo. Co.
<b>Middle Sch:</b>	Soboco	<b>Jr Sch:</b>	So. Bo. Co.	<b>Senior Sch:</b>	So. Bo. Co.
<b>School District:</b>	So Bo Cou				

**Kickout Contract Dte:****Legal Description:** NE PT SW SE/ PT E1/2 SE EXC SUR 1293-642 EXC SUR 1699-661**Remarks:** 78.38 acres 3 miles south of Ashland laying between US Hwy 63S and Old Hwy 63.**Directions:** From Columbia go south on US63 to State Hwy A (Hartsburg Road). Immediately turn onto Arnold Road. At the end of Arnold Rd turn right (north) on Old Hwy 63. The property is on the right (east) side.

<b>Pcpl/Ownr isLicensee:</b> Pcpl Ownr isLicensee: No	<b>Lot Location:</b> Corner; Interior	<b>Suitable For:</b> Slab; Split Level; Walkout
<b>Crops:</b> None	<b>Possession:</b> At Closing	<b>Surface Water:</b> Pond Site
<b>Documents on File:</b> Aerial Photos; Legal Description; Topography Map	<b>Restricted Builder:</b> No	<b>Topography:</b> Partially Wooded; Rolling
<b>Equipment:</b> No	<b>Restriction/Easement:</b> Subject to Zoning; Unknown (verify)	<b>Utilities:</b> Electricity; Natural Gas; Telephone Line
<b>Fencing:</b> Barbed Wire; Other/See Remarks	<b>Road Frontage:</b> State	<b>Water:</b> District
<b>Kind: Farm/Ranch:</b> Pasture	<b>Road Surface:</b> Concrete	<b>Will Sell:</b> Cash
<b>Lot Improvements:</b> None	<b>Sewer:</b> None	<b>Zoning:</b> Urban Agriculture

**List Price:** 400,000**LA:** GERALD COATS; (573)442-3276; [country@jerrycoats.com](mailto:country@jerrycoats.com)**LO:** JERRY COUNTRY COATS; (573)442-3276Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).**Prepared by Jerry 'Country' Coats on Saturday, April 04, 2009 12:18 PM**

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