



### 39 County Road 212, Osage County, Missouri, 6.58 Acres

\$125,000

The possibilities are endless on this 6.58 acres with cabin, electric and well located in Osage County Missouri. The log sided cabin features 16ft x 20ft of rustic finished area along with electric and a water hydrant right outside the door. An additional 16ft x 12ft back room, currently with dirt floor, houses a camp style bathroom and is perfect for storing tools and toys or can be finished out to increase the finished sq footage like the sellers intended. A stand-alone HVAC system along with the cozy wood stove easily keep the cabin very comfortable. With a newer well house, 5 hydrants, and an additional camper style electrical hookup the possibilities for several campers or a couple building sites make this property excellent for further development. The hunting on this parcel has been very good for the previous owners and deer numbers have been very good. Both Hwy N and CR 212 frontage. Located only 10 miles from State Technical College, 23 miles from Jefferson City and 37 miles from Hermann.

- Street Address : 39 County Road 212
- Lot Size Acres : 6.58 Acres
- Postal / Zip Code : 65024
- Dwelling : No
- State / Province : Missouri
- County : Osage
- Closest City : Chamois

### Home Info

- Bedrooms : 1

### Broker Info

Dale Struempf

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Dale's strong Christian background molded him into the friendly, professional and family man that he is today. He is the 6th of 6 children which taught him the importance of sharing, negotiating, obeying, but most importantly, helping others. He's married to his high school sweetheart Kailin and they have 3 fun loving, ornery boys. Dale's outdoor addiction began by hunting trophy whitetails, chasing gobbling long beards and catching largemouth bass on the family cattle farm. Rural central Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. After graduating from Lincoln University, Dale quickly learned that his passion is not at a 9-5 desk job. Instead, in 2012, Dale made the leap into real estate as a land specialist and he hasn't looked back. 3 year later, Dale received his broker license and is the managing broker for both the Central Missouri and Kansas offices. After 11 wonderful years he has worked his way to countless awards and hundreds of satisfied clients. Whether it's for hunting, recreation, timber harvest, livestock farming or crops, Dale has extensive knowledge. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. Strong friendly negotiation skills combined with firm but respectful agent relations takes the hassle and stress from your purchase. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will get you maximum dollar from your investment. If you want to purchase your next great adventure or hunting oasis, Dale will be patient until the perfect property is located. If you want a pushy sales man then you're looking in the wrong place. If you want to be truly satisfied with your destination property or your sales experience then Dale is the man for you. You can rest easy knowing that you're in good hands. Client satisfaction is Dale's top priority.

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