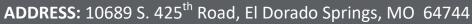


WELCOME TO 10689 S. 425th ROAD

Trophy Properties and Auction • (855) 573-5263 • leads@trophypa.com • www.trophypa.com

NEW PRICE!





BEDROOMS: 4 BATHROOMS: 3 LIVING AREA: 2.016 SF **YEAR BUILT: 1981**

PROPERTY HIGHLIGHTS:

- 9 m/l Acres
- Secluded Timber Tract
- Small Livestock Pasture
- 2016 sq ft 4/3 House
- 30' x 40' shop

PROPERTY DESCRIPTION:

Discover this charming 4-bedroom, 3-bath home nestled on 9 scenic acres in Cedar County. Spanning 2,016 sq ft, this property offers space, privacy, and potential. Key features include: - New Lennox 4-ton propane HVAC system - 22kW Guardian Generac generator - Leased MFA propane tank. While the home may need some updating, it provides a solid foundation for your dream retreat. A spacious 30'x40' shop with concrete floors and electricity adds versatility for storage, projects, or a home-based business. Enjoy peaceful living three-quarters of a mile off pavement and less than two hours from Kansas City. Ideal for a weekend getaway or a full-time rural lifestyle, this property offers convenience and seclusion, only 18 minutes from Stockton and 10 minutes from El Dorado Springs. Don't miss this incredible opportunity!

PRICE: \$286,500



PRESENTED BY:

WAYLON MARTIN

LAND SPECIALIST M: (417) 410-5964 P: (855) 573-5263 x712 E: cborrowman@trophypa.com

Trophy Properties and Auction 205 W Main Street Hardin, IL 62047

SCHOOLS DIST: El Dorado Springs

TAXES: \$983 **TAX YEAR: 2022** HOA FEES: N/A

- Two Hours From Kansas City
- 18 Minutes to Stockton MO
- 10 Minutes to El Dorado MO
- Gardian Propane Generac 22000 kw
- New HVAC Lenox 4ton Propane Heat



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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals