



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

20.5± Acre Tract for Possible Investment, Mini-Farm or Homesite for Sale - Pulaski County

www.TrophyPA.com • (855) 573-5263 • leads@trophyha.com



PROPERTY ADDRESS:

24540 State Hwy U
Crocker, MO 65452

PRICE: \$99,500

ACRES: 20.5±

COUNTY: Pulaski

PROPERTY HIGHLIGHTS:

- Investment Potential
- Mini-Farm
- Permanent Residence
- Livestock Friendly
- Hunting & Fishing
- Recreational Use
- Convenient Location

PROPERTY DESCRIPTION:

POTENTIAL meets AFFORDABILITY on this unique and promising piece of land! This is a great opportunity for investors, hunters, and farm lovers alike. Deer hunters have plenty of stand sites and food plot zones in the fertile bottom ground. Deer also love the thick brushy pockets that line the creek, making for ideal bedding areas. Crews Branch Creek winds through the entire property, making it a very well-balanced habitat for both wildlife and land enthusiasts. The 3-bay garage provides ample space for equipment or vehicles and is conveniently located near a potential homesite. Ponds are located on both the north and south sides of the property. Rarely do you find 20 acres with 2 ponds! Farmers have nearly 8 acres of fenced pasture for livestock and gardens. Plus, investors have a chance to rejuvenate the land and spruce up the homesite to increase value. Also note, the way the land lays, there is the opportunity to split this farm into 2 or 3 smaller tracts to offer some attractive smaller acreages. An old mobile home located on the property is in need of repair, but there is a well, lagoon and electric available for a new home or RV hook up. Being just 1.5 miles to town, gas and groceries are right down the road. Waynesville is just 15 miles away with a Walmart and lots of restaurants. Fort Leonard Wood is only 19 miles away. Even the Lake of the Ozarks and Rolla are less than an hour away. The convenience is an extra perk! All in all, there's more than meets the eye here so please, take a look and start laying out your plans to make this your little dream farm!



PRESENTED BY:

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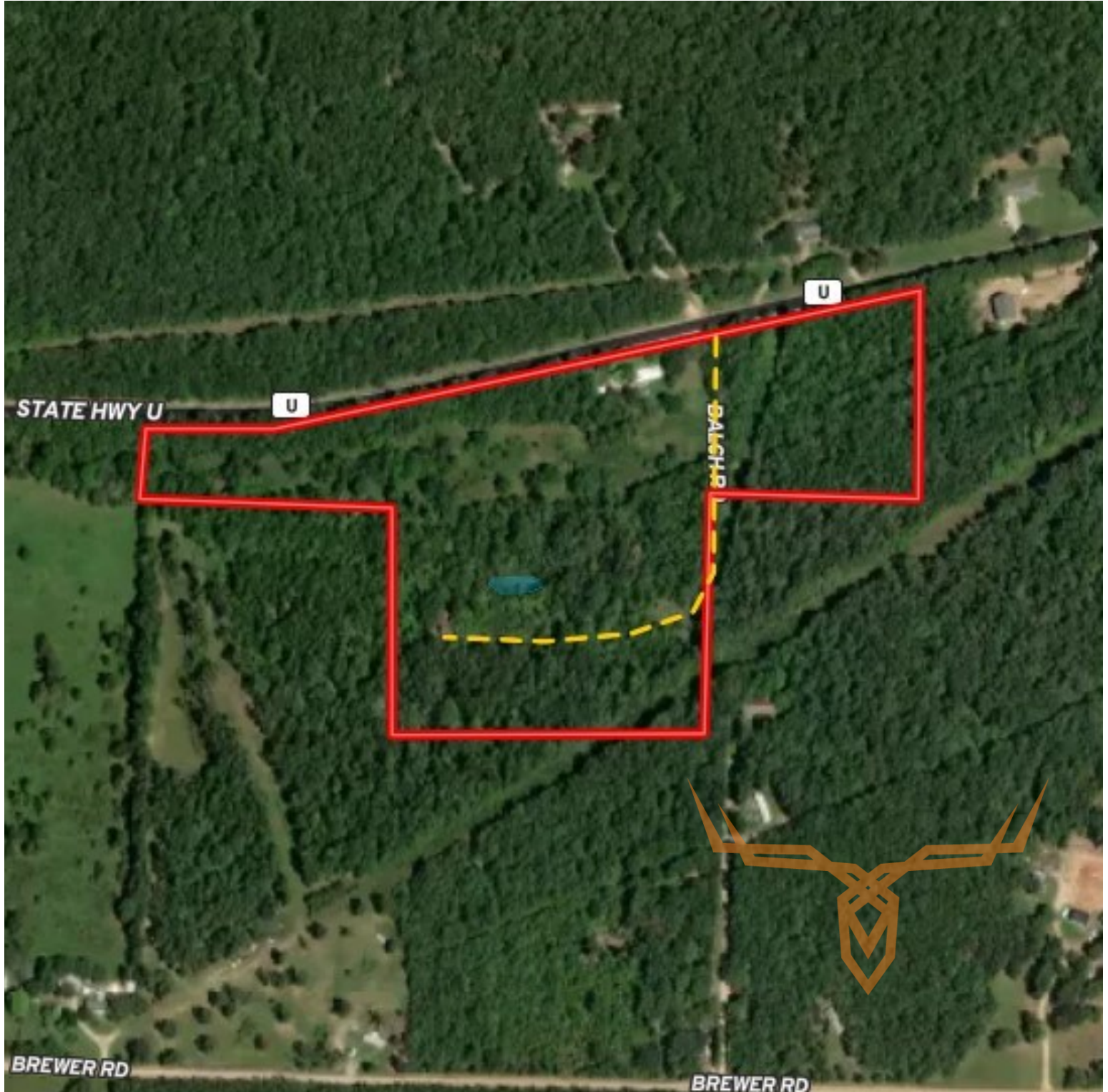
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals