



## 2575 County Road 612, Osage County, Missouri, 24.3 Acres

**\$425,250**

Tract 1 is 24.3 Surveyed Osage County Acres, just outside the charming town of Westphalia in the Fatima, Osage R-3 School District. Electric access on sight and excellent well sites so the necessities are available for your new home. This parcel offers several nice builds sites with a view and scattered hardwood timber. The 1883 farm house has some of the original log home hidden between the walls that could be repurposed into something beautiful. Several build sites include the current old house location as well as several ideal building sites on the property with great views overlooking the valley. There is a neat large lofted barn, cow barn, and block machine shed. The original springhouse still sits next to the trickling spring water pouring from the hillside. Build your custom home to suit you or add your touch of new while remodeling the original farm house. Don't miss out on this amazing opportunity to own this once in a lifetime property in a highly sought area.

### Main Info

- Street Address : 2575 County Road 612
- Lot Size Acres : 24.3 Acres
- Postal / Zip Code : 65035
- Dwelling : No
- State / Province : Missouri
- County : Osage
- Closest City : Freeburg

### Broker Info



## **Dale Struempf**

**Sports Afield Real Estate**

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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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