



## Highway 63, Osage County, Missouri, 23.37 Acres

**\$449,000**

Check out this rare opportunity to own acreage right outside of Westphalia in the sought after Fatima school district. Consisting of 23.37 acres, the property has a perfect mix of open/wooded ground. The property has Highway 63 frontage along with Highway 133 frontage making it a desirable location to build or start a business with the majority of the road frontage being open ground. There is city water and electric along the highway ready for use making this another attractive attribute to the property! With the property being on the north side of Westphalia this makes for an easy 15 minute drive to Jefferson City. This property has no restrictions and has endless opportunities! Properties with locations like this don't come to market very often so be sure to check the photos out and give me a call!

### Main Info

- Street Address : Highway 63
- Lot Size Acres : 23.37 Acres
- Postal / Zip Code : 65085
- Dwelling : No
- State / Province : Missouri
- County : Osage
- Closest City : Westphalia

### 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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