

**+/- 20 ACRES WITH HOME FOR SALE**

# 11722 COUNTY ROAD 2130

Mount Vernon, MO 65712



## PROPERTY DESCRIPTION

+/- 3,700 SF home on 20 Acres outside of city limits! The home consists of 3 bedrooms, 2 full bathrooms, an unfinished basement, and a sunroom and mudroom with enough windows for great natural lighting! The property also includes a 45x50 pole barn, a 30x40 insulated shop, and a 20x36 detached garage/workshop. This is the perfect property for your hobby farm! Approx. 2 miles from town and easy access to the interstate, allowing you to enjoy the peace of living out in the country while still having access to anything you might need in town.

## PROPERTY HIGHLIGHTS

- House with +/- 10 Acres: \$359,000
- Remaining +/- 10 Acres: \$109,000
- Split Remaining +/- 10 Acres into two +/- 5 Acre parcels: \$59,000 each

## OFFERING SUMMARY

|             |           |
|-------------|-----------|
| Sale Price: | \$450,000 |
| Lot Size:   | 20 Acres  |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 231      | 3,386    | 10,253   |
| Total Population  | 421      | 7,678    | 22,359   |
| Average HH Income | \$46,360 | \$55,503 | \$50,944 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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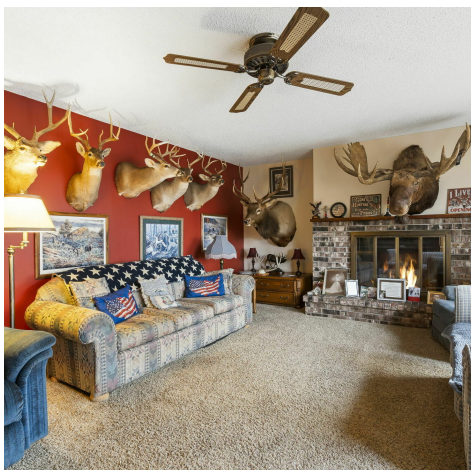
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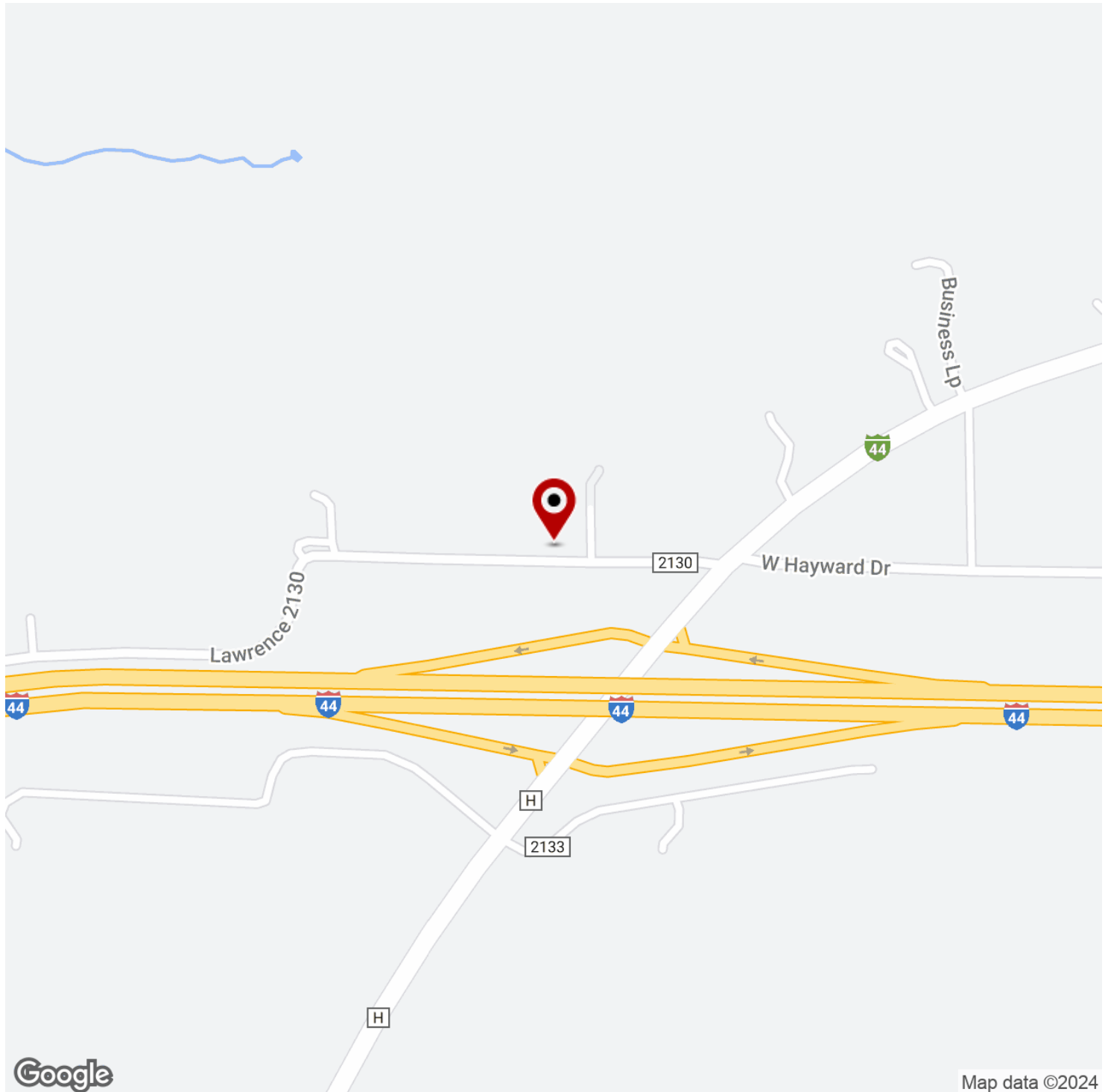
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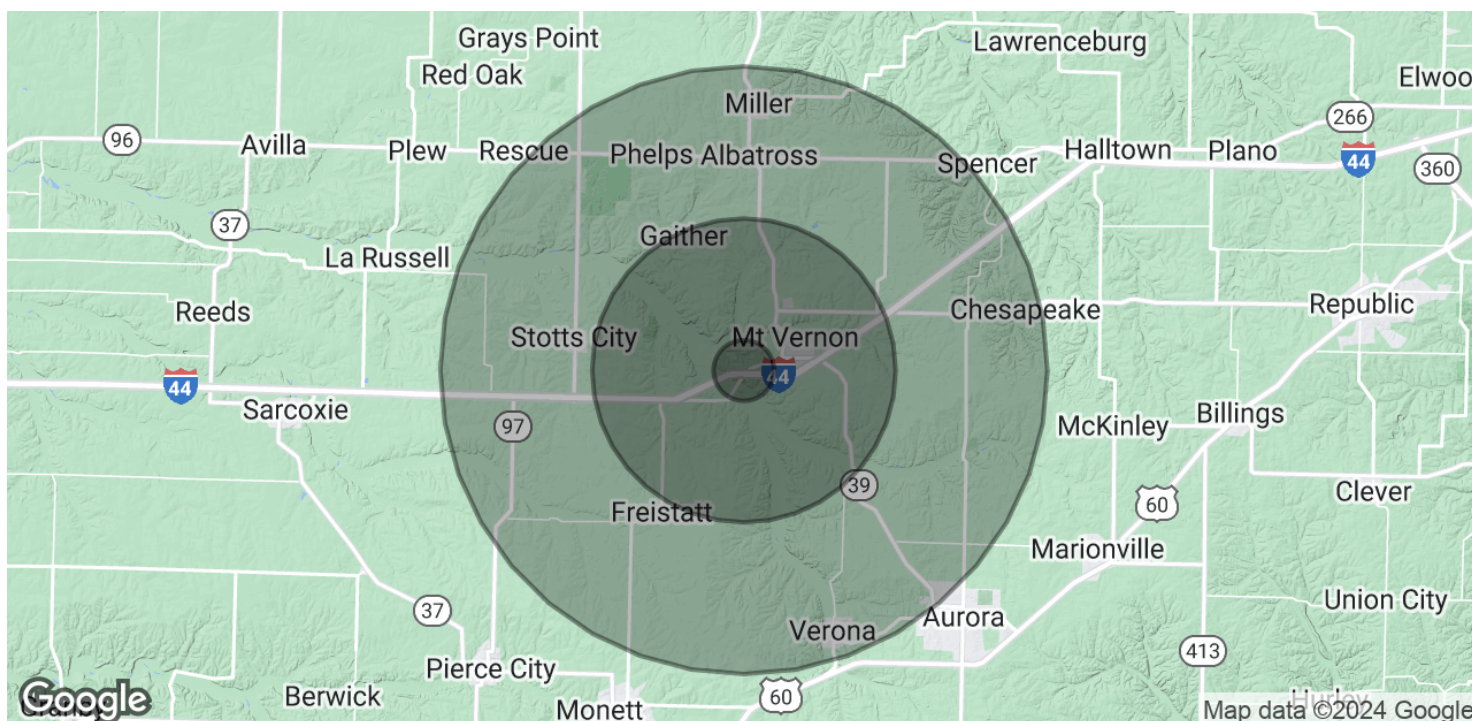
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 421    | 7,678   | 22,359   |
| Average Age          | 43.2   | 40.7    | 40.2     |
| Average Age (Male)   | 39.5   | 40.3    | 39.9     |
| Average Age (Female) | 45.1   | 42.9    | 42.4     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 231       | 3,386     | 10,253    |
| # of Persons per HH | 1.8       | 2.3       | 2.2       |
| Average HH Income   | \$46,360  | \$55,503  | \$50,944  |
| Average House Value | \$118,592 | \$140,530 | \$123,612 |

2020 American Community Survey (ACS)

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