



*Priced at*

**\$179,900**

## About the Property

Don't miss this must-see opportunity to own 8.31 acres of highly desirable, mostly cleared land, ideal for establishing a private farm or magnificent horse property! With more than 75% of the acreage cleared, you have a vast and perfect canvas for your agricultural or equestrian dreams. The property currently features a 2-3 bedroom rancher offering a generous 2070 square feet of living space. While the structure is a complete rehab project, it sits on a slab foundation, making stripping it down to the footprint an easy step toward renovation or rebuilding. Maintain the large existing layout or design and build the house of your dreams on this tranquil lot. Utilities are in place: the home has a 200 amp electric service, and a gas line has already been run (meter removed). Ownership include ...

## Features

- 1 Bathroom
- Horse Farm
- Paved Road
- Farm
- Basement:Slab
- Brick
- 3 Bedroom
- Kennels/Stables
- Shed
- Heat Fuel:No Heating
- Septic
- Vinyl

**Give me a call!**

[www.monihan.com](http://www.monihan.com)