

# 27.1 +/- Linn County Farmette and/or Development Potential Ground for Sale

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## PROPERTY ADDRESS:

907 W. Helm  
 Brookfield, MO 64628

**PRICE:** \$325,000

**ACRES:** 27.1

**COUNTY:** Linn

## PROPERTY DESCRIPTION:

This property is very diverse. There is US Highway 36 road frontage as well as road frontage for Business Highway 36 in Brookfield, MO. The property currently is being used as a farmette, with fenced pasture, pond, a house and 2 outbuildings. Utilities are metered on the property.

This land has development potential. It is located next to the industrial park in Brookfield. Less than 2 hours from Kansas City and Columbia, MO.



**PRESENTED BY:**

**SUZANNE RHODES**

**Broker/Salesperson**

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## PROPERTY HIGHLIGHTS:

- 27.1 +/- acres
- US Hwy & County Hwy frontage
- Farmette property
- Fenced pasture ground
- Pond
- 2 bed/1 bath home
- 2 out buildings
- Possible development potential
- Near Brookfield industrial park

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**TAXES:** \$205

**TAX YEAR:** 2016

