

# 5.21 Acre Property with Shouse & Horse Barn for Sale - Adair County

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## PROPERTY ADDRESS:

23936 Foxtrot Lane  
Kirkville, MO 63501

**PRICE:** \$172,400

**ACRES:** 5.21

**COUNTY:** Adair

## PROPERTY HIGHLIGHTS:

- 6 miles from downtown Kirkville
- 3,000± sqft building w/ living space & lean-to
- 30x40 Horse Barn
- Pond
- Equestrian friendly
- Fresh Survey
- County water, Septic & Electric
- Multi-purpose property
- Easily accessible
- Kirkville Schools
- Great Location

## PROPERTY DESCRIPTION:

Discover the potential of this 5.21 surveyed acre property, perfectly situated just a few miles from Kirkville, MO. This unique property features a substantial 3,000± sqft building with concrete floors and a storage lean-to, along with a 1,200 sqft roughed-in living area. Whether you envision converting it into your dream home, setting up an investment property, or establishing a business venture, this space provides many possibilities to suit your needs and visions.

Enhancing the property's appeal is a well-built 30x40 horse barn, complete with stalls, a concrete floor, and feeding troughs. This functional and sturdy structure is ideal for equine enthusiasts or can be adapted for various uses. The property is fully equipped with county water, a new septic system, and electricity has been run to a new breaker panel, ensuring that all essential utilities are in place for your convenience and future develop-



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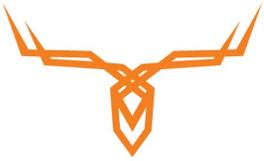
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ment plans.

The land itself offers scenic beauty, overlooking a newly constructed pond and a well-maintained yard. This picturesque setting provides a serene backdrop for any endeavor you choose to pursue. Whether you bring your business operation, finish the space to your living standards, or develop it as an investment, this property offers a rare combination of functionality, flexibility, and natural beauty. The choice is yours to create something truly special in this prime location.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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**TROPHY**  
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