

LAND FOR SALE

LISTING #18127

PRICE: \$198,000

Don't miss this exceptional 24.71-acre (m/l) development opportunity located within the Chariton city limits. Perfectly positioned for transitional development, this property is surrounded by new construction and offers strong future growth potential.

Conveniently located near Chariton Middle School, as well as the football, softball, and baseball fields, this parcel is also just a short walk to one of Chariton's many parks, making it an ideal site for residential or mixed-use development.

With city water access and connection to city sewer, plus current income potential, this property is ready for your vision. Investor, developer, or looking to capitalize on Chariton's expanding community, this is a rare opportunity you won't want to miss!

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