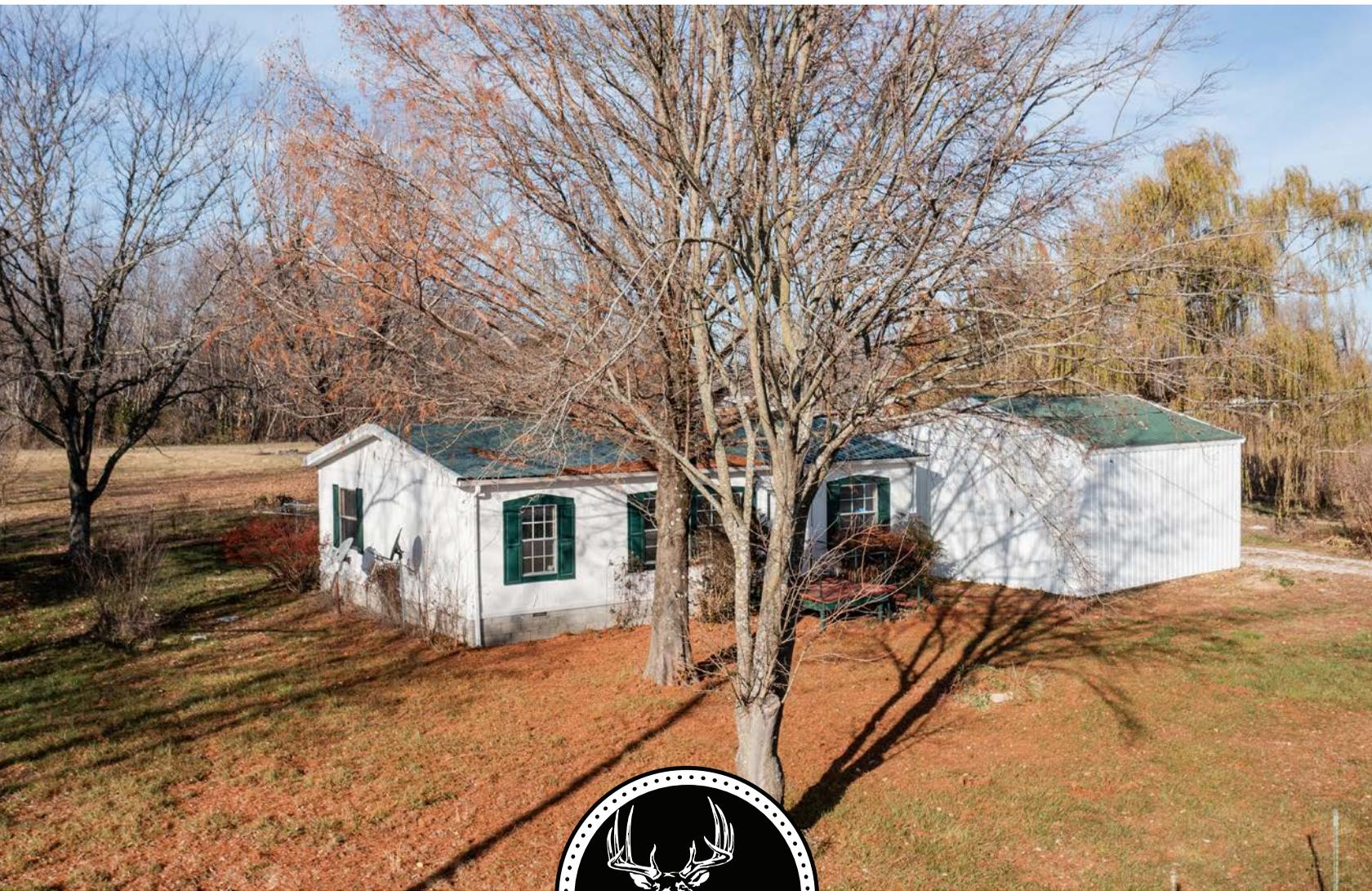


MIDWEST LAND GROUP PRESENTS

1.68 ACRES IN

POLK COUNTY MISSOURI

3151 BERTHA AVE, FLEMMINGTON, MO 65650



MidwestLandGroup.com

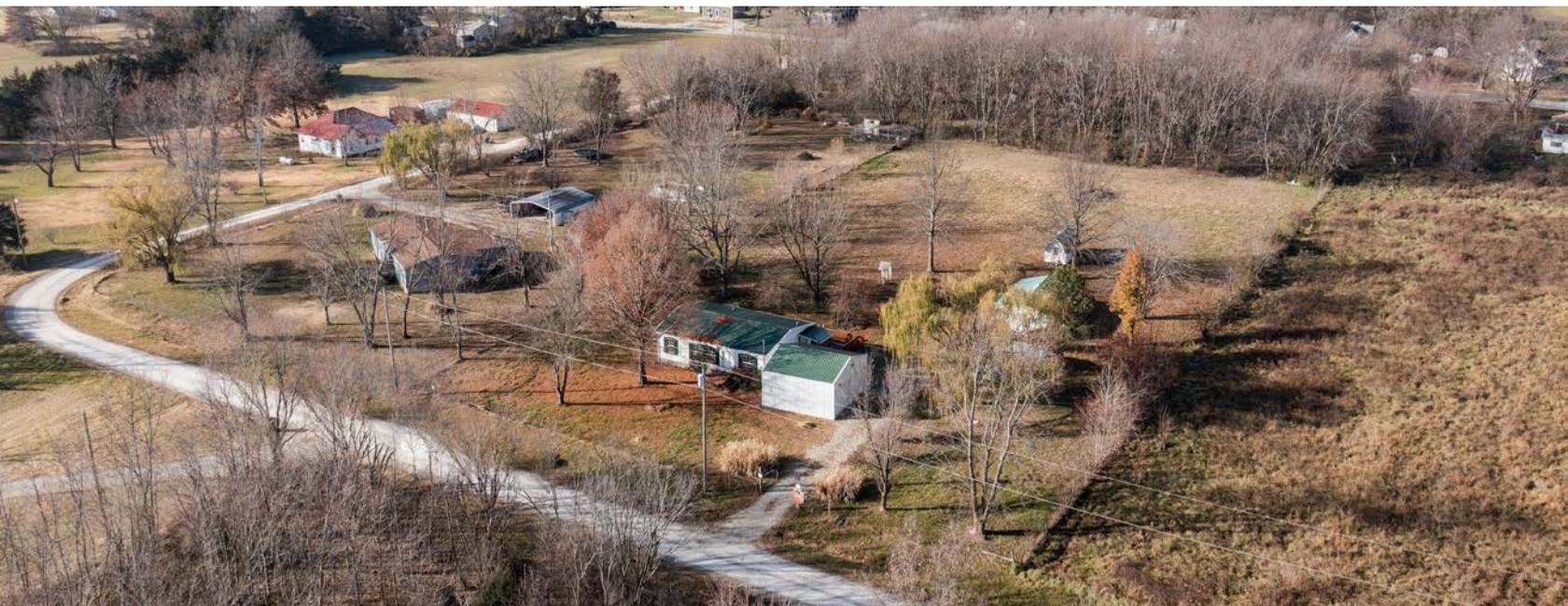
MIDWEST LAND GROUP IS HONORED TO PRESENT

NEWLY REMODELED HOME AT A GREAT PRICE

This exceptional property, initially intended as a forever home, is now available due to unexpected life changes. Situated on a generous 1.68 +/- acres, this 3-bedroom, 2-bathroom home has recently undergone a transformative remodel, making it a truly turn-key residence. The updates are extensive and include brand-new kitchen cabinets, a modern kitchen countertop, a new stove, and fresh flooring throughout the entire home. Both bathrooms have been tastefully updated, and the entire living space benefits from contemporary lighting, plumbing, and a smart thermostat for added convenience. The home is not only stylish but also boasts a durable metal roof and inviting front and back decks, perfect for enjoying the outdoors. In addition to the main residence, the property comes complete with a detached 2-car garage/shop building featuring two

overhead doors, electricity, and concrete floor. Extra storage needs are met with bonus buildings, including a convenient lean-to/machine shed, a charming garden shed, and an additional storage shed. The expansive 1.6 acre yard provides endless possibilities, catering to your desire for entertaining, gardening, hobby farm or creating a haven for your pets. The property's close proximity to area lakes further enhances its appeal, making it an ideal choice for year-round living or a fantastic vacation home.

Don't miss out on this incredible opportunity! Call today to schedule your personal tour and envision the lifestyle awaiting you in this meticulously updated and well-appointed property. Your dream home is just a phone call away!



PROPERTY FEATURES

PRICE: **\$145,000** | COUNTY: **POLK** | STATE: **MISSOURI** | ACRES: **1.68**

- Remodeled
- Affordable
- Small town living
- Close to multiple lakes
- 1.68 acres
- Multiple outbuildings
- City utilities
- Shop



REMODELED 3 BED, 2 BATH



ADDITIONAL HOUSE PHOTOS



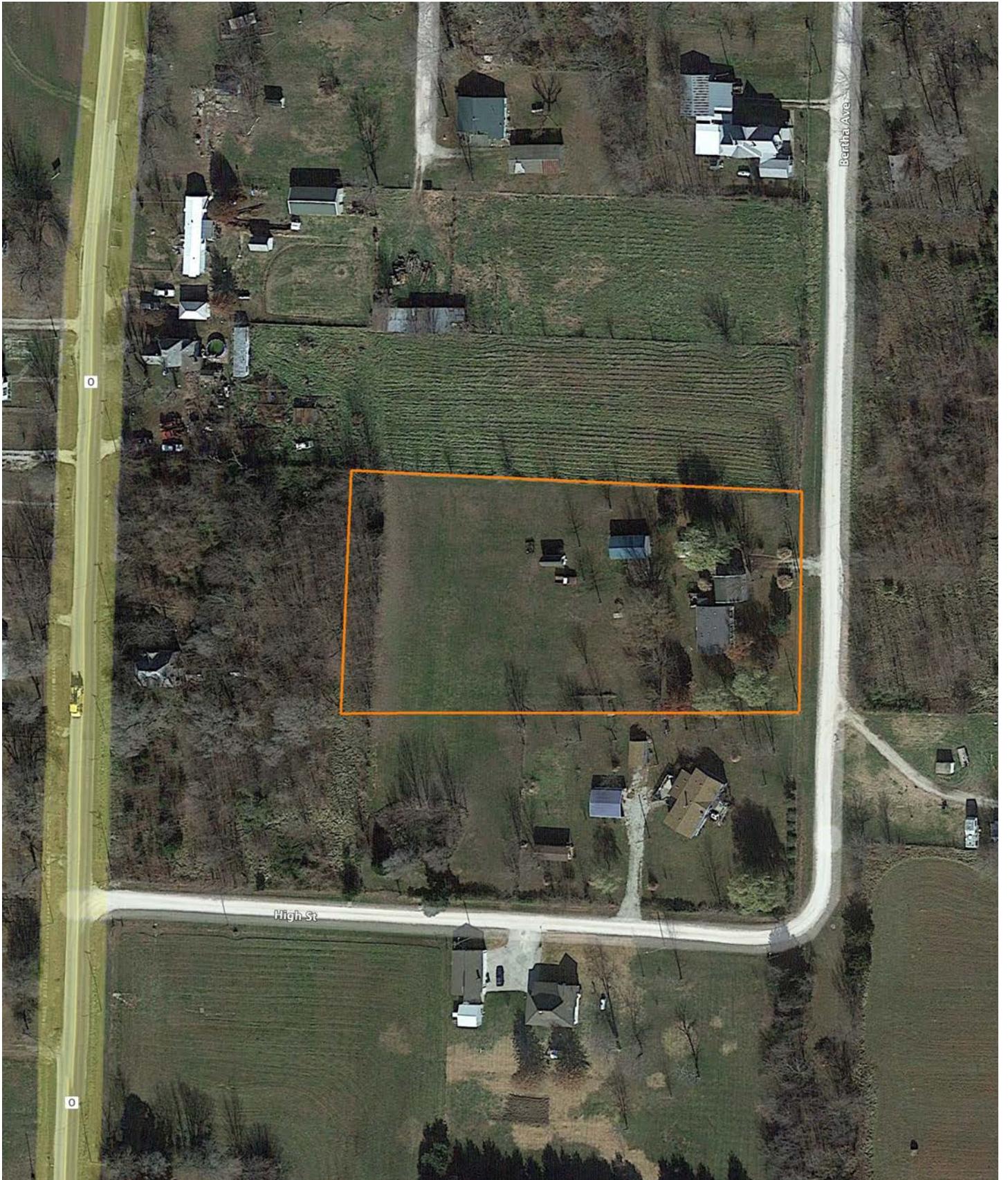
1.68 ACRES



MULTIPLE OUTBUILDINGS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

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