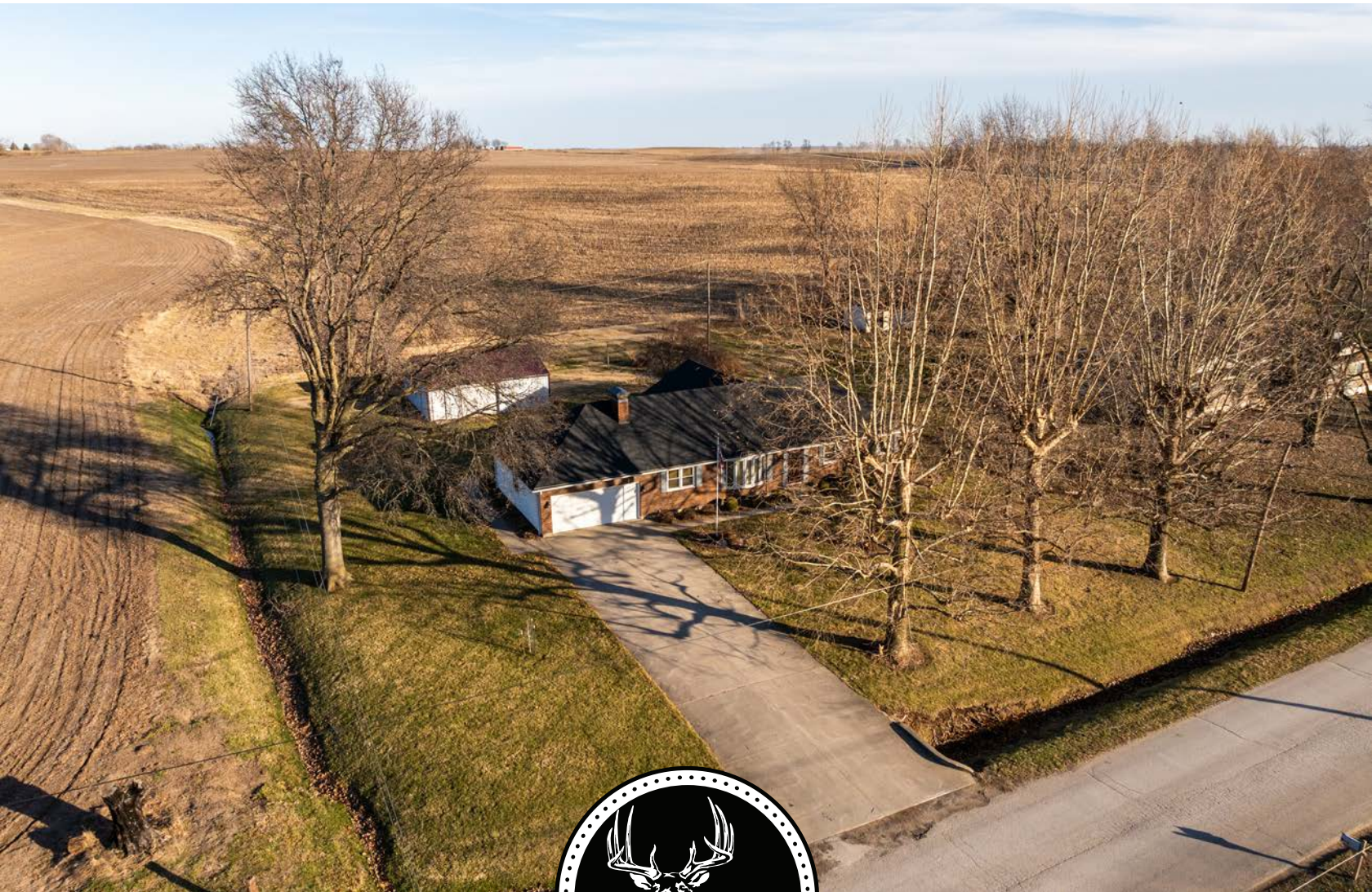


MIDWEST LAND GROUP PRESENTS

.6 ACRES IN

LAFAYETTE COUNTY MISSOURI

1103 BROAD STREET, WAVERLY, MO, 64096



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL RANCH HOME ON LARGE QUIET SETTING

Located on South Broad Street in Waverly, Missouri is this beautiful brick-fronted ranch home, that boasts over 2,000 finished square feet. Homes in the Santa Fe R-X School District are highly sought after and rarely become available. The property has a handful of mature trees to provide good afternoon shade in the summertime and even a great utility and storage shed situated behind the home. The yard consists of thick luscious zoysia grass in the back and even a garden area.

The home is bordered by agricultural fields on the north and east sides. The property across Broad Street is a vacant lot, so if you're after a quiet setting but don't want to lose the city-provided amenities, this is the property for you. Public water and sewage along with natural gas availability are just a few of the things you can expect to come with living in Waverly. The amenities that many come to expect from city living include many things, many of which Waverly provides. There is a Dollar General store, Casey's Convenience store, bank, library,

private swimming pool, many public parks including two Missouri River access ramps, a nursing home, and Santa Fe Elementary School. The retired hospital in town is now a Division of Youth Services location for the State of Missouri. A medical clinic and several churches are included within the city limits. Many special trade locally owned businesses are also present. The opportunity for employment within Waverly is a real possibility.

The brick-fronted ranch home features vinyl siding on the two sides and back. With 3 bedrooms and 2 bathrooms, the home is set up perfectly to raise your family here. Two separate living rooms, a kitchen, and a dining room make up the heart of the home. The utility room that includes laundry separates the garage from the living portion of the home. The large sunroom on the back of the home which is currently used as a beauty salon, would be the perfect spot to add another bedroom or large gathering area. With 3 sides being window-lined lined the natural light within the room is unbelievable.



PROPERTY FEATURES

PRICE: **\$262,500** | COUNTY: **LAFAYETTE** | STATE: **MISSOURI** | ACRES: **.6**

- 2,156 sq. ft. ranch home
- 3 bedroom, 2 bath
- All but 1 neighboring lots are vacant or agriculture field
- City amenities
- Rural feel
- Santa Fe R-10 School District
- 30' x 30' storage/utility shed with concrete floor and electricity
- Large sunroom
- Garden area
- Brick patio
- Nearly 2/3 acre in town
- Waverly, Missouri
- Attached garage



2,156 SQ. FT. RANCH HOME



30' X 30' STORAGE/UTILITY SHED



ATTACHED GARAGE



LARGE SUNROOM



NEARLY 2/3 ACRE IN TOWN



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 39° 12' 10.91, -93° 30' 57.61

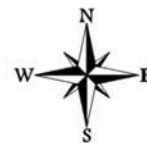
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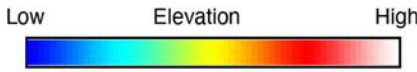
23-51N-24W
Lafayette County
Missouri



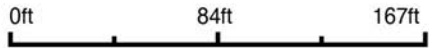
HILLSHADE MAP



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 763.0
Max: 770.5
Range: 7.5
Average: 766.7
Standard Deviation: 1.35 ft



Maps Provided By:
surety
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23-51N-24W
Lafayette County
Missouri

Boundary Center: 39° 12' 10.91, -93° 30' 57.61

OVERVIEW MAP



AGENT CONTACT

Jason Hilbrenner has been hunting his whole life, everything from waterfowl, turkey, and deer to mushrooms and just about anything in between. Born in Lexington, MO, he graduated from Santa Fe High School in Alma, MO, where he played football, basketball, and baseball. He went on to study at Missouri Valley College in Marshall, MO, earning a Bachelor's degree in business administration with an emphasis in finance.

For 20 years, Jason worked in agriculture for Central Missouri AgriService holding several jobs, including those of a custom applicator and agronomy salesman. Here, at Midwest Land Group, he's able to realize his passion for working in the outdoors and sharing that love with his clients. With great appreciation for the land, this hard-working agent is able to serve his clients greatly and make their real estate dreams come true for buyers and sellers alike.

Jason serves on the MU Extension Council (Lafayette County), is a member of the Waverly JC's, and also coaches little league baseball. When he's not working, you can most likely find him hunting, golfing, fishing, riding ATVs and spending time with his family. Jason lives with his wife Kristen, and children Maryn and Myles, in Waverly, MO.



JASON HILBRENNER, LAND AGENT
660.770.3165

JHilbrenner@MidwestLandGroup.com



MidwestLandGroup.com

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