

# 15490 Rule Smithville Property

Build your Dream Home on 21 acres

## PROPERTY DETAILS



**Listing Price:** **\$215,000**

**Listing** 15490 Rule

**Address:** Smithville MO 64089

**Full Baths:** 0

**Partial Baths:** 0

**QR Code:**

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## PROPERTY DESCRIPTION

Beautiful acreage! Gently rolling hills, meadows, lots of trees and even a creek. Water and electricity hookups on property. A soil test has been done and will support a conventional septic system. This beautiful property has rolling hills, meadows, woods, and a creek. A walkout could easily be built. Lots of room for livestock and horses. Create your own hiking trails through the woods and meadow. 15 minutes from Zona Rosa! Hilltop building site with great views & mature trees. Lots of heavy woods and grazing room too. Off of blacktop & only 15 minutes to Barry & 169 or to Zona Rosa. Driveway is just past the sign. Sale flipped due to buyer financing.

### **DRIVING DIRECTIONS:**

169 HWY & 92, West past C HWY to Rule Lane, North to land on left.

### **LISTING INFORMATION:**

County: Clay

### **SCHOOL INFORMATION:**

School District: Smithville  
Elementary School: Smithville  
Middle School: Smithville  
High School: Smithville

### **ADDITIONAL INFORMATION:**

Flood Insurance: Not Required  
Electricity: On Site  
Sewer: Perc Test on File  
Water: Rural

## **LOT FEATURES:**

Lot Description: Trees  
Lot Size: 21.58 Acres  
Crop Type: None  
Topography: Sloped, Level, Rolling  
Cul-De-Sac

## **FINANCIAL CONSIDERATIONS:**

Price: \$215,000  
Association Fee:  
Tax Amount: \$221  
Tax/Property ID: 999999  
Terms: Cash / Conventional

## CONTACT INFORMATION

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**Equal Housing Opportunity**

Property information deemed reliable but not guaranteed and should be verified.

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