

MLS# 90043110

23 Loutre Valley Ln., New Florence MO 63363

\$98,499.

## Vickie Oelschaeger Real Estate, LLC

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"Where a little extra effort makes a BIG difference"

County	Montgomery	House-Style	Ranch	Range/Oven	Gas/Included
Lot Size Aprox.	1 Acre/2 lots	Age		Refrig.	
School	Montg. City	Square Feet	912	Dishwasher	
Taxes	\$	Type Heat	Propane	Association	
Storage Bldg.	30'x50' pole barn/concrete	Cooling	Central	fee \$200. yrly	
Garage Spaces	2	Bathrooms	1	<b>Directions: From I-70 (Danville exit) South Service Rd west to Mineola, Left on Hwy J, approx. 3 miles to entrance of Loutre Valley to 3<sup>rd</sup> house on left</b>	
Basement	Crawl space	Living Room	12x17/fireplace		
Fireplace	Wood burning	Family room			
Water	Shared well	Kitchen	7x12		
Sewer	Shared septic	Dining room	yes		
Possession	At closing	Bedrooms	2		
		Laundry	Yes, was 3 <sup>rd</sup> BR		



Information herein is not warranted and subject to change without notice. We assume no liability for errors.

