

NEW



Ashland Rural Home & Acreage

11.53 +/- Acres | Boone County, MO | \$650,000



ADDRESS

12201 S Clinkenbeard Road
Ashland, MO 65010

LOCATION

GPS is accurate. Marked with For Sale sign.

PROPERTY SUMMARY

Country living with room to spread out in Ashland, Missouri. Situated on 11.53 acres in southern Boone County, this 4-bedroom, 2-bath home offers approximately 2,071 square feet of living space. Built in 2008, the home features an open, functional layout, flexible dining or office space, a fireplace, walk-in primary closet, central heating and cooling, and an oversized attached 2-car garage.

A roughly 75-by-40-foot pole barn with a 10-foot overhang includes three large sliding doors, a tack room, and two horse stalls. A separate 2-car garage and workshop provides a concrete floor, electric openers, ample lighting, and built-in storage. Approximately half the acreage is currently cut for hay, while the east end may offer potential for an additional home or outbuilding. Public water, Boone Electric, leased propane, and fiber-optic internet are available—all conveniently located near Ashland and Columbia.

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