

**Breathtaking 49±AC Farm in Bloomfield, MO**  
17340 County Road 252  
Bloomfield, MO 63825

**\$490,000**  
45± Acres  
Stoddard County



**Breathtaking 49±AC Farm in Bloomfield, MO**  
**Bloomfield, MO / Stoddard County**

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**SUMMARY**

**Address**

17340 County Road 252

**City, State Zip**

Bloomfield, MO 63825

**County**

Stoddard County

**Type**

Farms, Residential Property, Recreational Land, Ranches

**Latitude / Longitude**

36.993322 / -89.953597

**Dwelling Square Feet**

1,188

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

45

**Price**

\$490,000

**Property Website**

<https://www.mossyoakproperties.com/property/breathtaking-49-ac-farm-in-bloomfield-mo-stoddard-missouri/112353/>



## Breathtaking 49±AC Farm in Bloomfield, MO

### Bloomfield, MO / Stoddard County

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#### **PROPERTY DESCRIPTION**

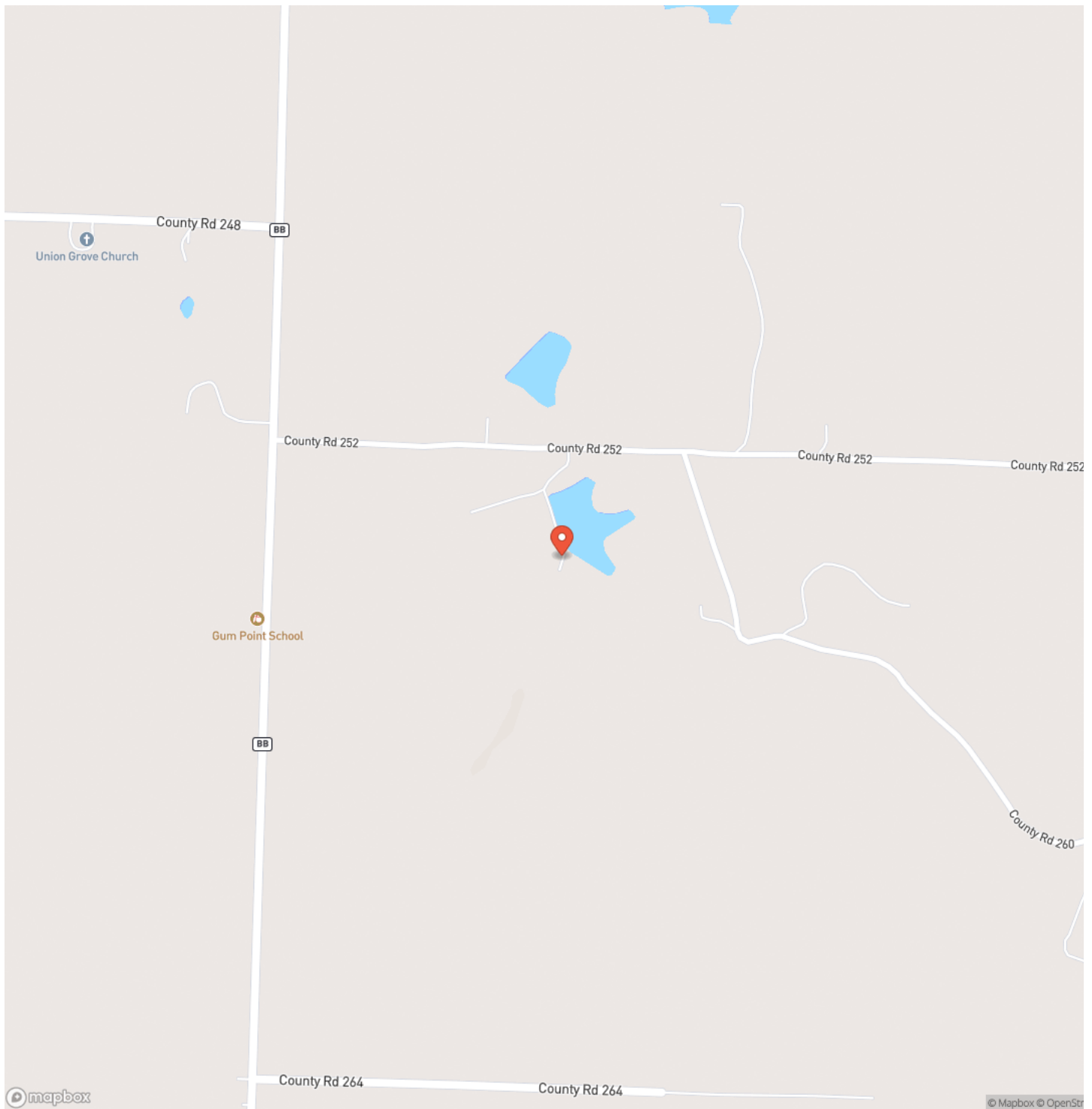
If you've been dreaming of the perfect country escape, this breathtaking 45 acre farm in Bloomfield is one you won't want to miss. From the moment you enter the property, you'll understand what makes it so special. A winding driveway gracefully wraps around a stunning 3 acre, picture perfect pond, creating an unforgettable entrance that feels like something out of a magazine. The property features a charming 2 bedroom, 1 bathroom home that's perfect as a full time residence or weekend retreat. A heated and cooled 30x40 shop provides exceptional space for hobbies, equipment, or storage and even includes its own bathroom for added convenience. Outdoor enthusiasts will fall in love with the established trail system that winds throughout the property, making it ideal for ATV riding, hiking, hunting, or simply enjoying everything nature has to offer. With multiple beautiful building sites, this farm also offers the opportunity to build your dream home while keeping the existing home as a guest house, or family retreat. Whether you're searching for a peaceful place to call home, a recreational paradise, or a property with endless possibilities, this one checks all the boxes.

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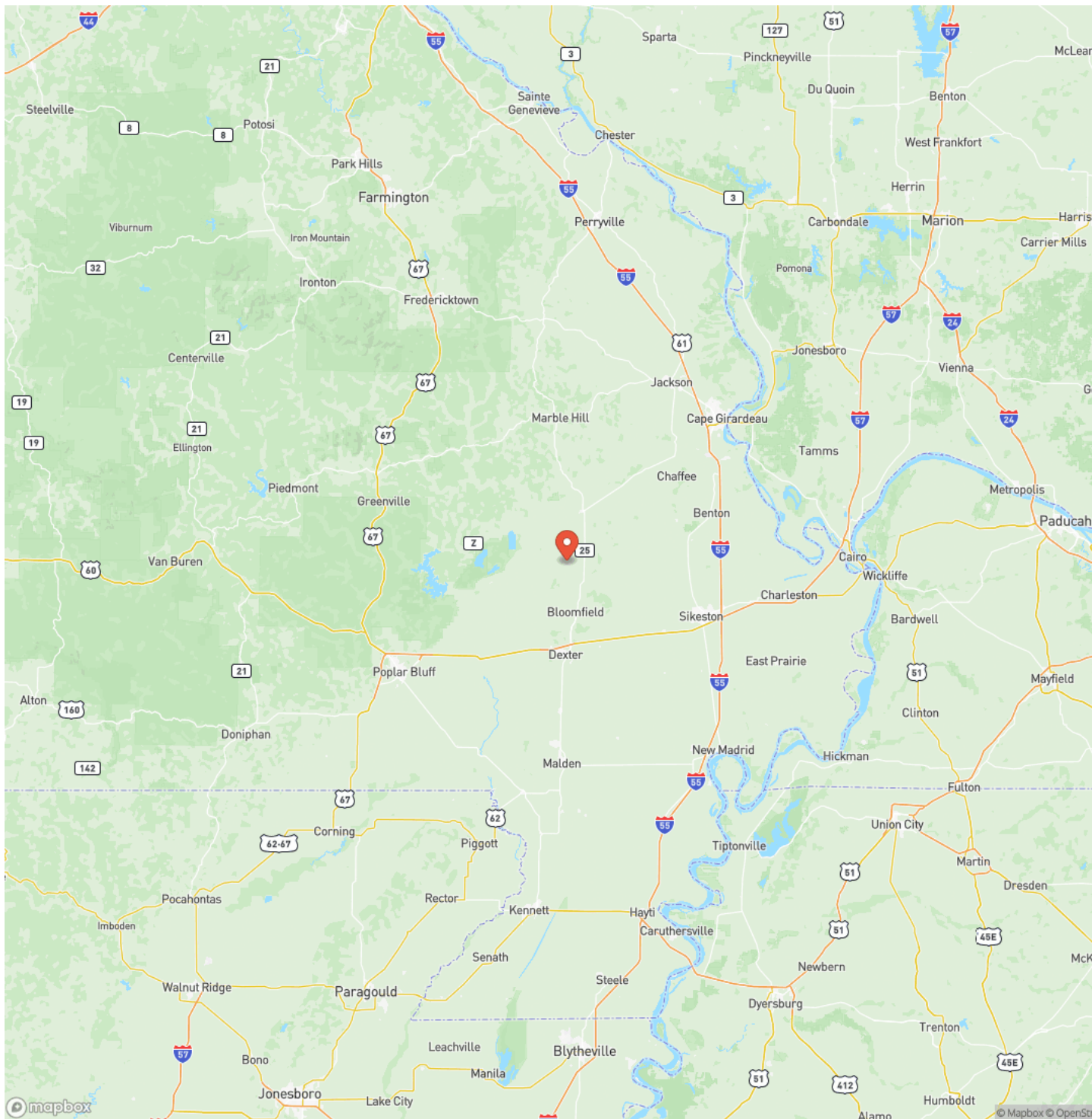
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## Locator Map



## Locator Map



## Satellite Map



## Breathtaking 49±AC Farm in Bloomfield, MO

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Paul Fox

## Mobile

(573) 421-8795

## Email

pfox@mossyoakproperties.com

## Address

947 N Westwood Blvd

## City / State / Zip

Poplar Bluff, MO 63901

## NOTES

[illegible]

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://mossyoakproperties.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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