

Peace In The Country
13030 Hwy AD
Falcon, MO 65470

\$372,000
20± Acres
Laclede County



Peace In The Country
Falcon, MO / Laclede County

SUMMARY

Address

13030 Hwy AD

City, State Zip

Falcon, MO 65470

County

Laclede County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

37.520548 / -92.36875

Taxes (Annually)

802

Dwelling Square Feet

2356

Bedrooms / Bathrooms

3 / 2.5

Acreage

20

Price

\$372,000

Property Website

<https://mossyoakproperties.com/property/peace-in-the-country-laclede-missouri/39513/>



MORE INFO ONLINE:

MossyOakProperties.com

PROPERTY DESCRIPTION

This well maintained 3 BR, 2 1/2 Bath home sits on your own private wooded acreage in the Ozark Mountains. The home has recent updates to include new roof (2017), HVAC in (2019). The basement offers a single car garage (400 sq ft), Bedroom and Bath and living area for those guests or family members that need their own space. Also, there is a nice storage area in the basement. On those nice days you can enjoy the covered front porch and screened in side porch. Just off the screened porch you will find a nice deck for grilling and entertaining. Lots of room to roam and explore on this property. Whether you like to hunt or just enjoy nature there is plenty of wildlife to enjoy. Whitetail deer and Wild Turkey and small game are just a few of the species that frequent this property. Just a short drive away you will find the Gasconade River and Mark Twain National Forest. The Gasconade is well known for its spring fed cool clear water. Recreation includes canoeing, kayaking, tubing and fishing. The Mark Twain National Forest is well known for its hiking, horseback riding and abundance of wildlife for your year-round enjoyment. Whether you are looking to homestead or have a weekend getaway, this property has the amenities and location for both. Driving distances are Lebanon 25 min, Springfield 1.25hr, Branson 1.75hr, St Louis 2.5hr and Bennett Springs State Park 45 minutes. Job opportunities can be found in Ft. Leonard Wood, Lebanon and Springfield. This property may be purchased with less acreage. The property has some marketable timber as well. Additional 57 acres is available for sale and contiguous with the 20 acres. Make your appointment today to view this property. Contact Jack Mooney [870-365-8927](tel:870-365-8927) or Dustin Lewis [417-839-1899](tel:417-839-1899) by call or text.

MORE INFO ONLINE:

MossyOakProperties.com



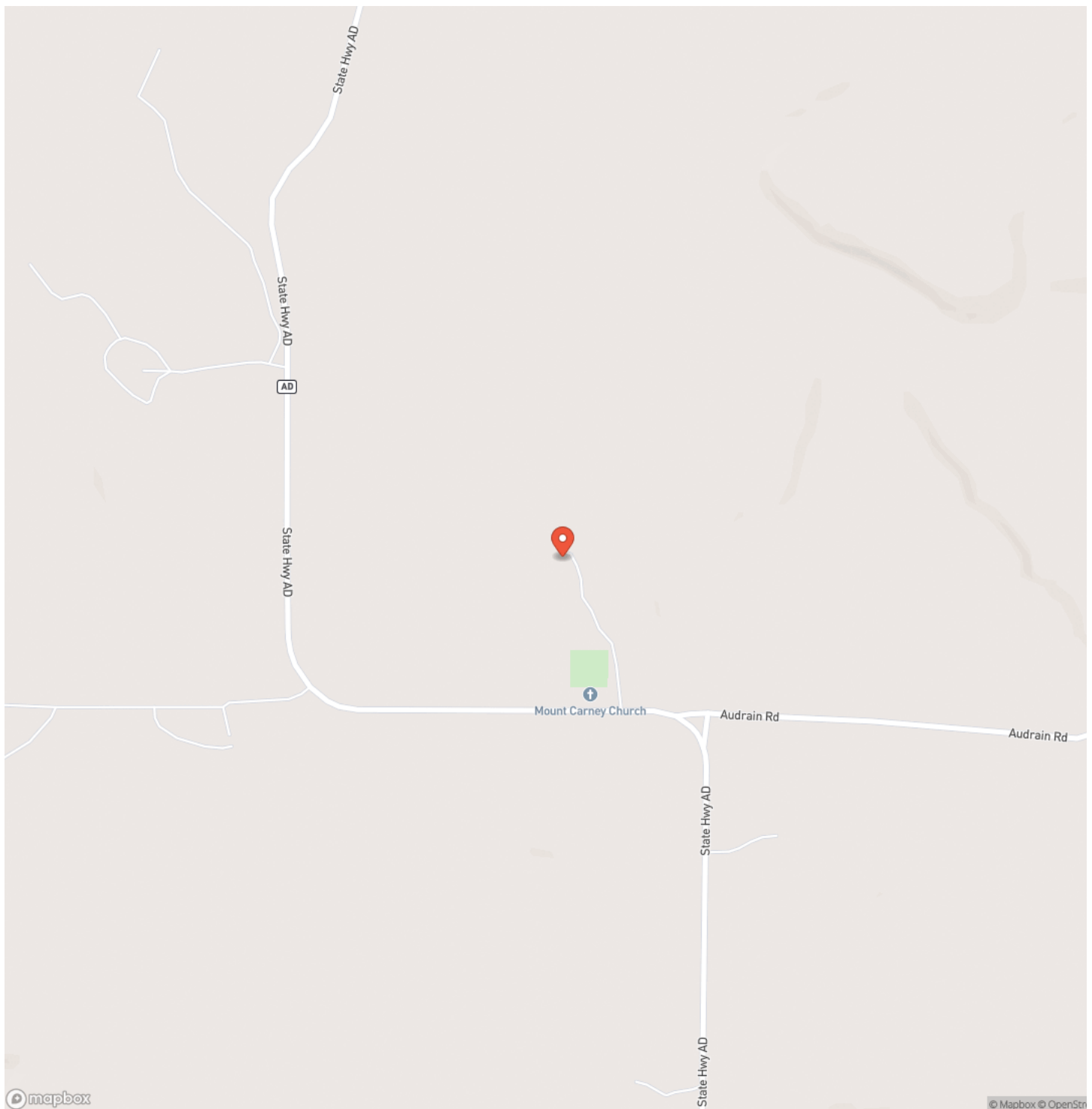
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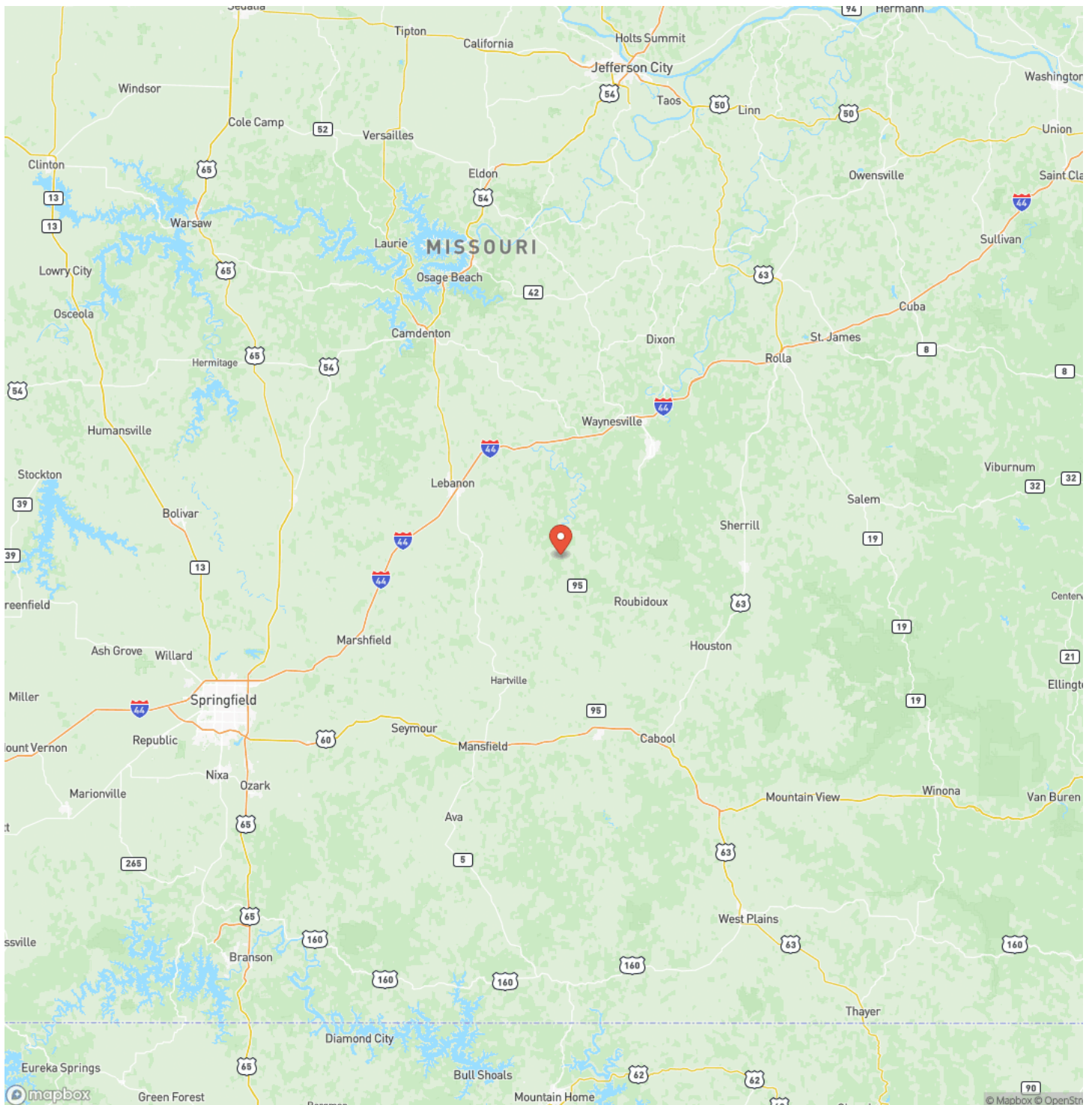
MORE INFO ONLINE:

MossyOakProperties.com

Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

MossyOakProperties.com

LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Lewis

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Address

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City / State / Zip

Saddlebrooke, MO 65630

NOTES

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This image shows a blank 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.



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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