

Collins Lake
670 Wayne 330
Patterson, MO 63956

\$374,999
53.800± Acres
Wayne County



Collins Lake
Patterson, MO / Wayne County

SUMMARY

Address

670 Wayne 330

City, State Zip

Patterson, MO 63956

County

Wayne County

Type

Recreational Land, Residential Property, Lakefront

Latitude / Longitude

37.147286 / -90.549465

Taxes (Annually)

282

Dwelling Square Feet

672

Bedrooms / Bathrooms

2 / 1

Acreage

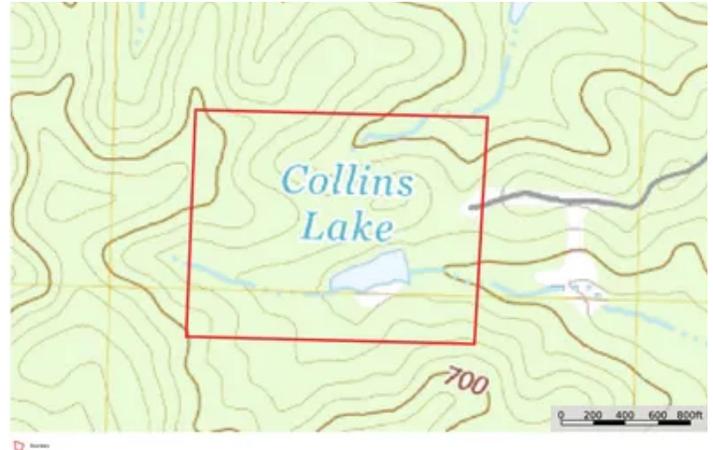
53.800

Price

\$374,999

Property Website

<https://livingthedreamland.com/property/collins-lake-wayne-missouri/80387/>



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PROPERTY DESCRIPTION

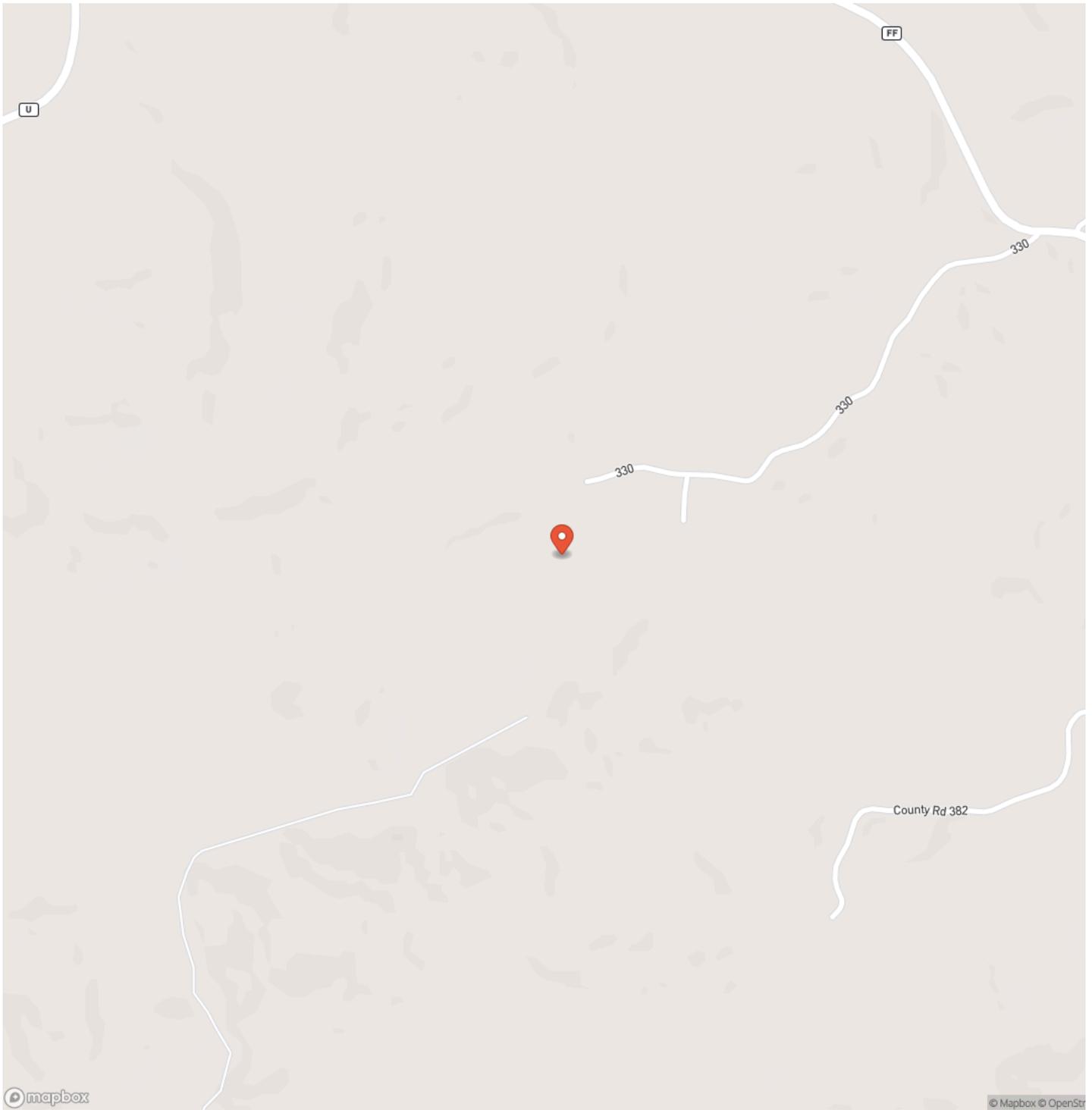
Private Lakefront Paradise in Wayne County, MO! Discover your own slice of heaven with this rare 53-acre property surrounding beautiful Collins Lake—originally built by the Army Corps of Engineers. This fully stocked lake teems with large bass and a variety of other fish species, perfect for fishing enthusiasts. Nature lovers will appreciate the abundance of deer and turkey, making it a true wildlife haven. Nestled at the end of a dead-end road, enjoy total privacy with a cozy 2-bedroom, 1-bath home and multiple outbuildings—ideal for storage, hobbies, or expanding your dream retreat. Peace, privacy, and endless outdoor adventure await!



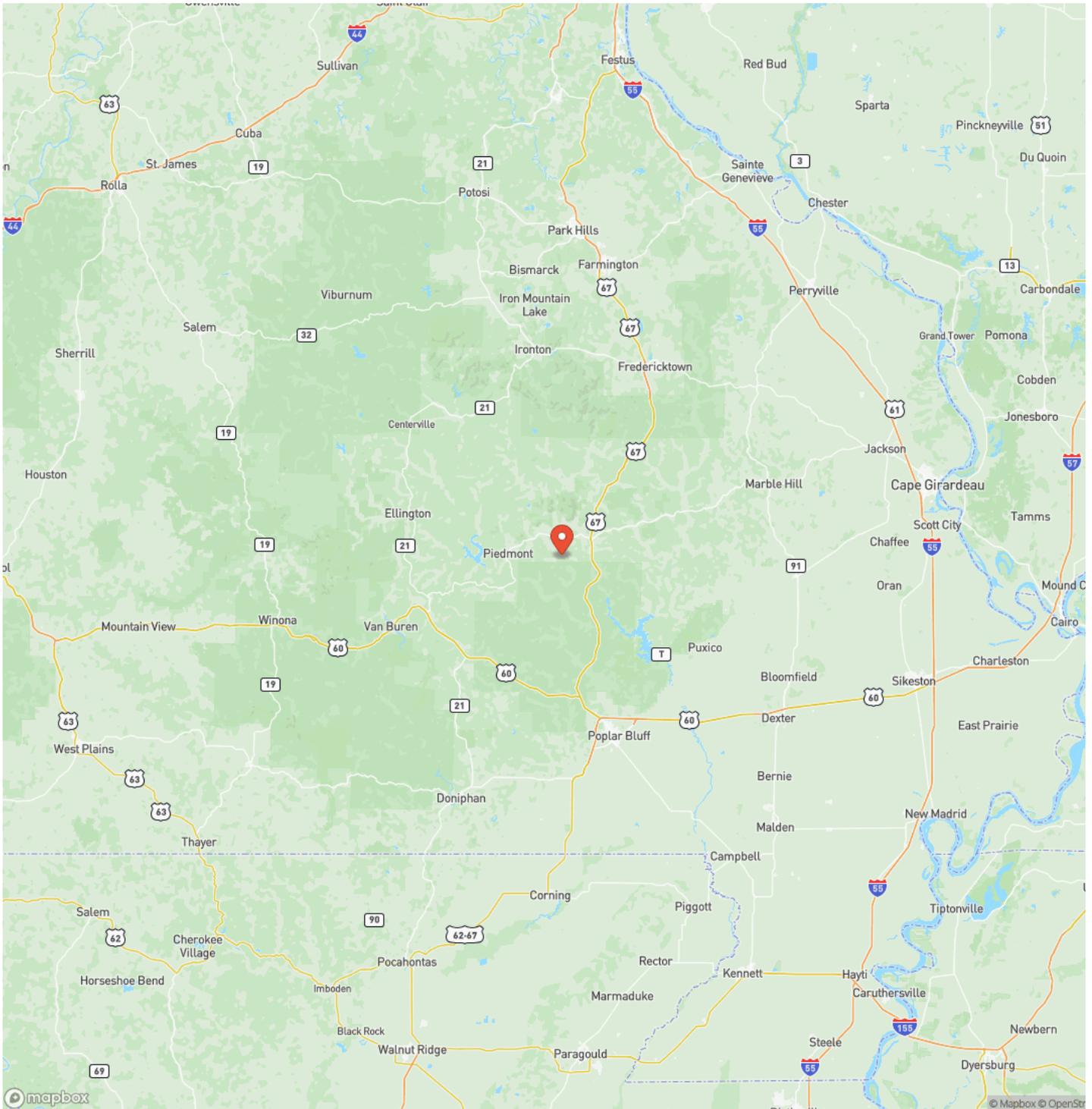
**Collins Lake
Patterson, MO / Wayne County**



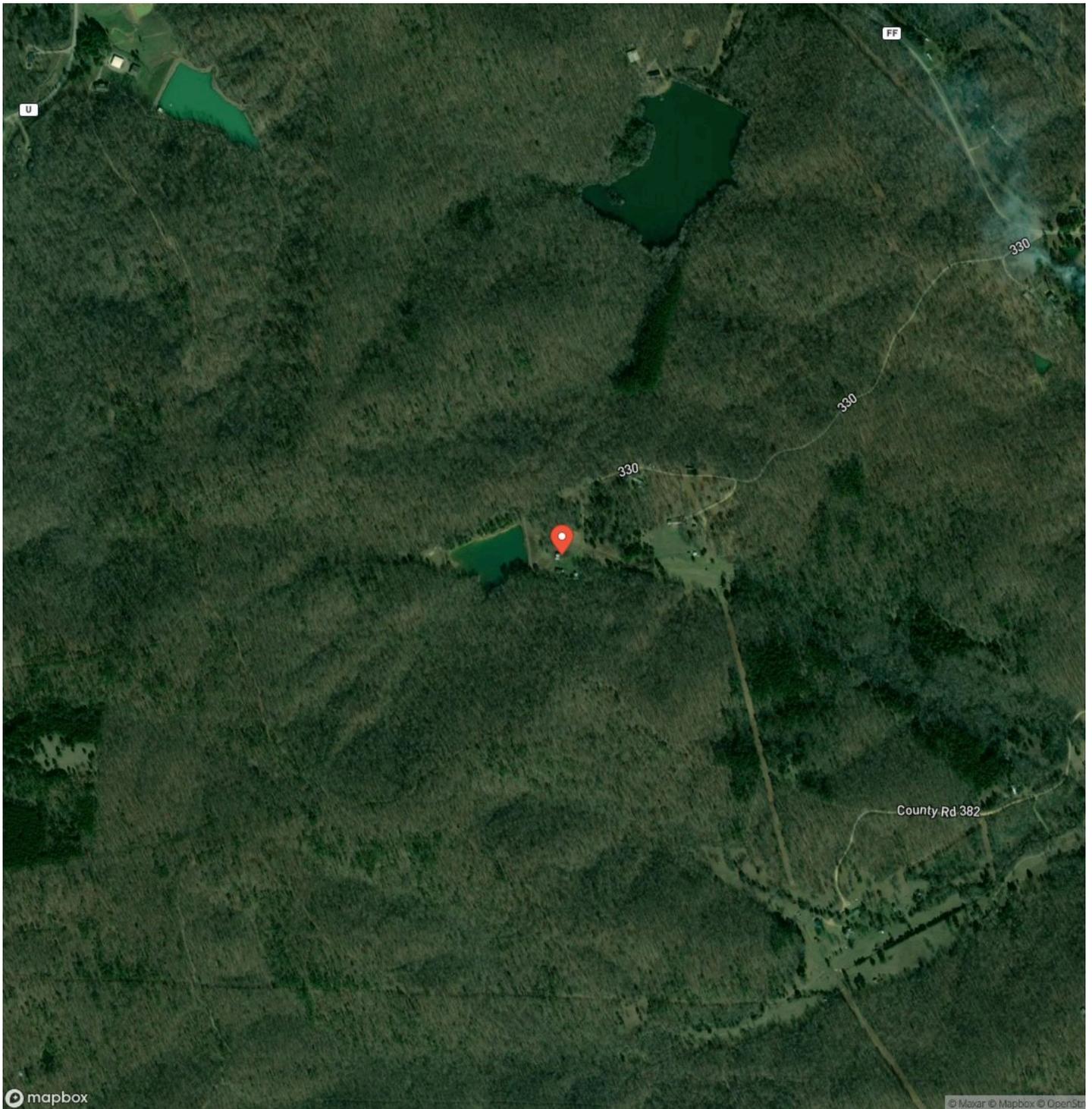
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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