

Gravil Farm
9241 BCR 834
Marble Hill, MO 63764

\$399,999
73± Acres
Bollinger County



Gravil Farm
Marble Hill, MO / Bollinger County

SUMMARY

Address

9241 BCR 834 null

City, State Zip

Marble Hill, MO 63764

County

Bollinger County

Type

Recreational Land, Hunting Land, Residential Property, Farms

Latitude / Longitude

37.369014 / -90.06795

Dwelling Square Feet

1,326

Bedrooms / Bathrooms

3 / 3

Acreage

73

Price

\$399,999

Property Website

<https://livingthedreamland.com/property/gravil-farm/bollinger/missouri/110917/>



PROPERTY DESCRIPTION

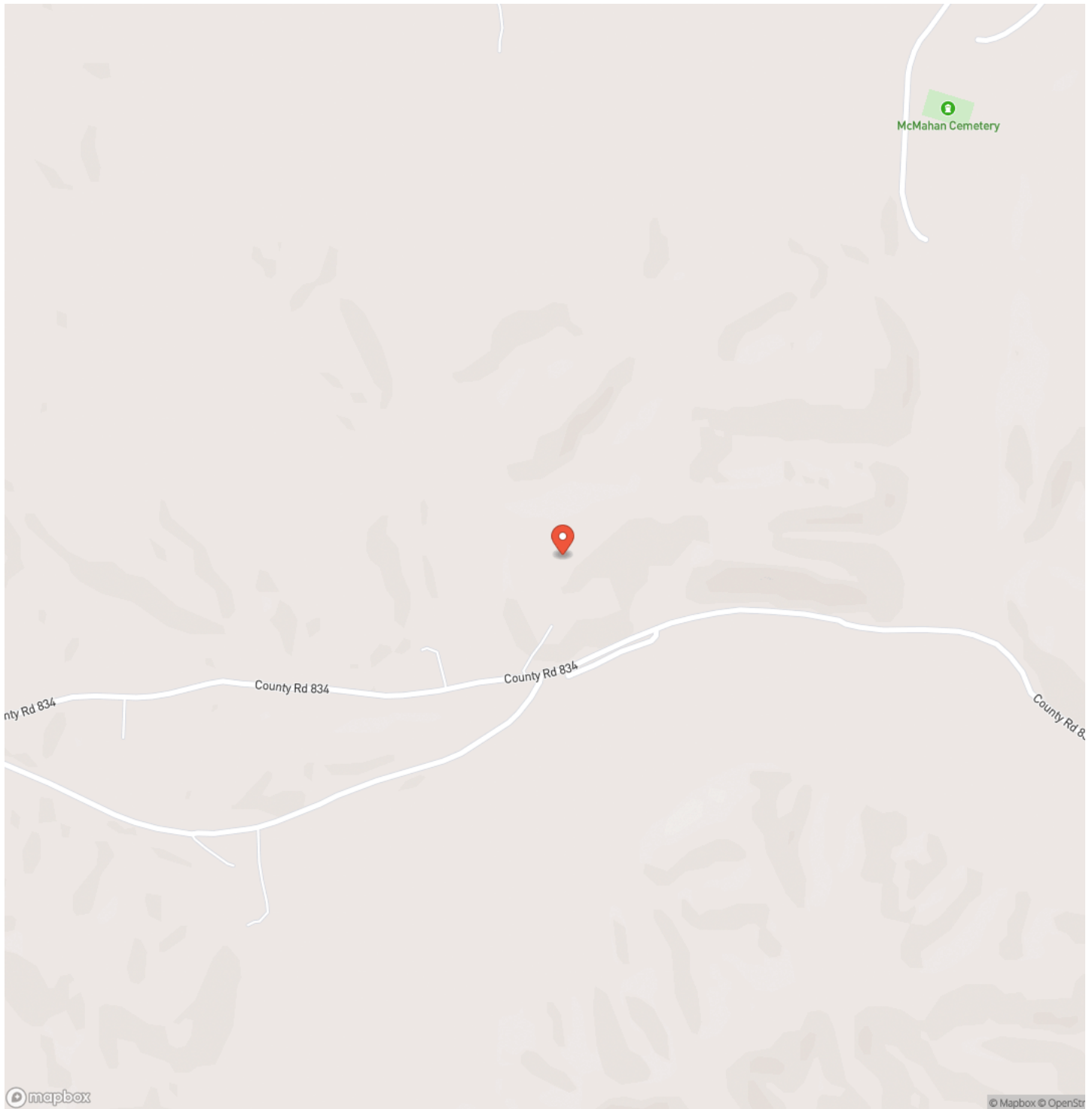
Gravil Farm - 73 +/- Acres of Country Living, Recreation & Endless Possibilities Welcome to Gravil Farm, an exceptional 73 acre property that offers the perfect blend of comfortable country living, recreational opportunities, and agricultural potential. Conveniently located just 10 minutes from Marble Hill, this unique property provides the peace and privacy of rural living while remaining close to shopping, schools, restaurants, and other amenities. At the heart of the property sits a distinctive geothermal dome home that combines energy efficiency with character and charm. The home features approximately three bedrooms, two bathrooms, a dedicated study or home office, main-floor laundry, and an inviting open-concept floor plan designed for comfortable everyday living and entertaining. Large windows allow natural light to fill the living spaces, while the sunroom offers a relaxing place to enjoy your morning coffee, read a book, or take in the beautiful views of the surrounding countryside. A newer roof adds additional value and peace of mind. The farm is well suited for a variety of uses, including horses, cattle, hobby farming, recreation, hunting, or simply enjoying a private country lifestyle. Open pasture areas provide ample room for grazing livestock, while horse stalls and multiple outbuildings offer excellent functionality for agricultural operations, equipment storage, workshops, or additional farm needs. A 30' x 40' outbuilding with electricity provides even more versatility and could serve as a shop, storage facility, or workspace. Water is plentiful with two wells on the property and multiple water locations strategically positioned throughout the acreage, making it convenient for livestock and wildlife management. The land itself offers a diverse mix of open ground and wooded areas that create excellent habitat for Missouri wildlife. For outdoor enthusiasts, this property is truly a dream come true. Multiple established deer stands are already in place, providing excellent hunting opportunities for whitetail deer and other game. The private shooting range offers a convenient place to practice or enjoy recreational shooting without leaving your property. Whether you enjoy hunting, wildlife watching, hiking, ATV riding, or simply exploring nature, the possibilities are endless. The outdoor living spaces add another level of enjoyment to the property. Beautiful flower beds enhance the landscape around the home, while a charming gazebo creates the perfect setting for relaxing and enjoying the peaceful surroundings. Gather family and friends around the fire pit on cool evenings and enjoy the quiet sounds of the countryside under the stars. A garden area allows you to grow your own vegetables and flowers, further embracing the farm-to-table lifestyle. Situated off a county road, Gravil Farm offers exceptional privacy and seclusion while still maintaining easy access to nearby communities. Whether you're searching for a primary residence, hunting retreat, horse property, mini-farm, recreational getaway, or investment opportunity, this versatile property has the infrastructure, acreage, and amenities to accommodate a wide variety of lifestyles.



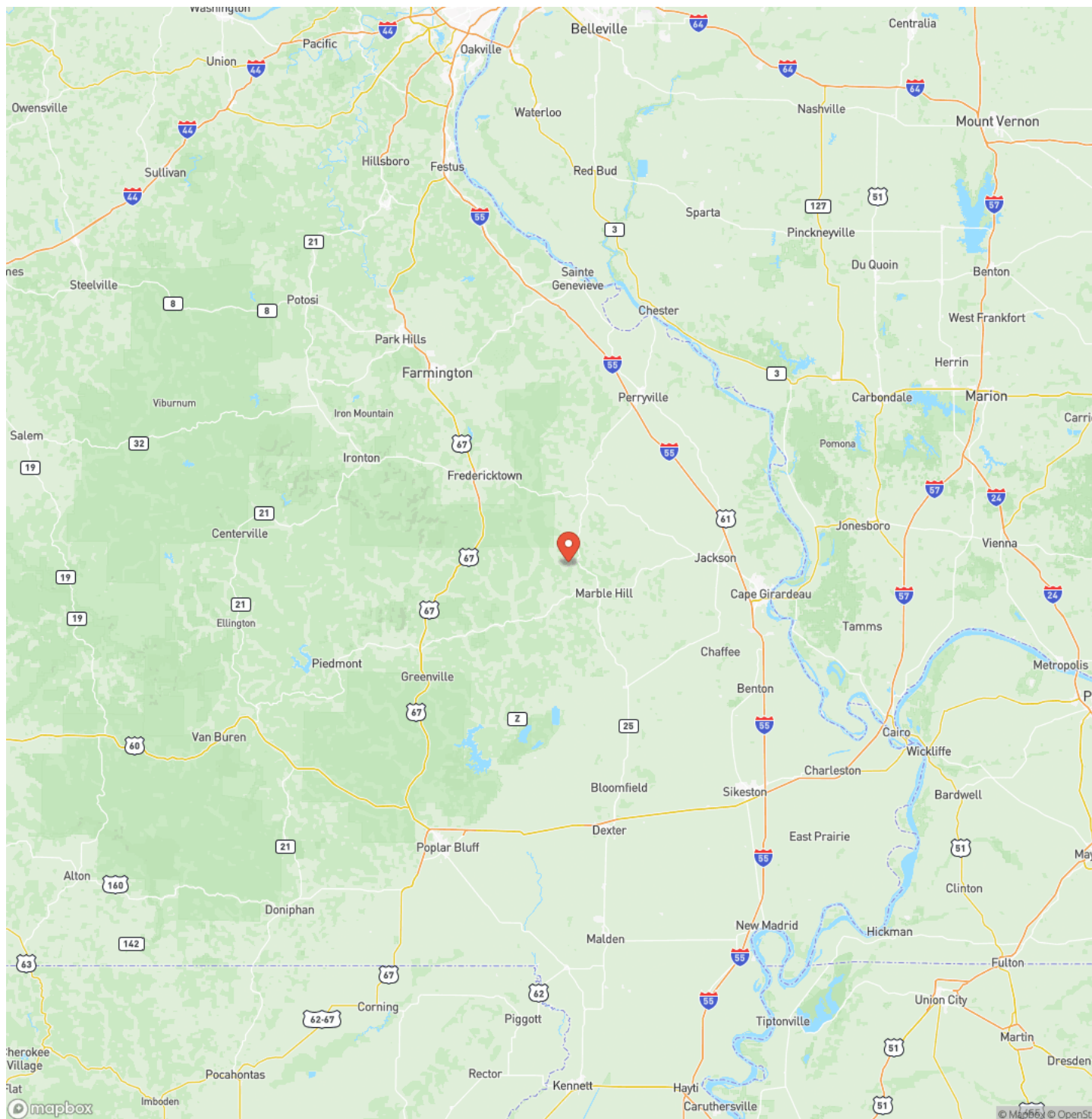
Gravil Farm
Marble Hill, MO / Bollinger County



Locator Map



Locator Map



Satellite Map



Gravil Farm
Marble Hill, MO / Bollinger County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



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MORE INFO ONLINE:

<https://livingthedreamland.com/>

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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

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