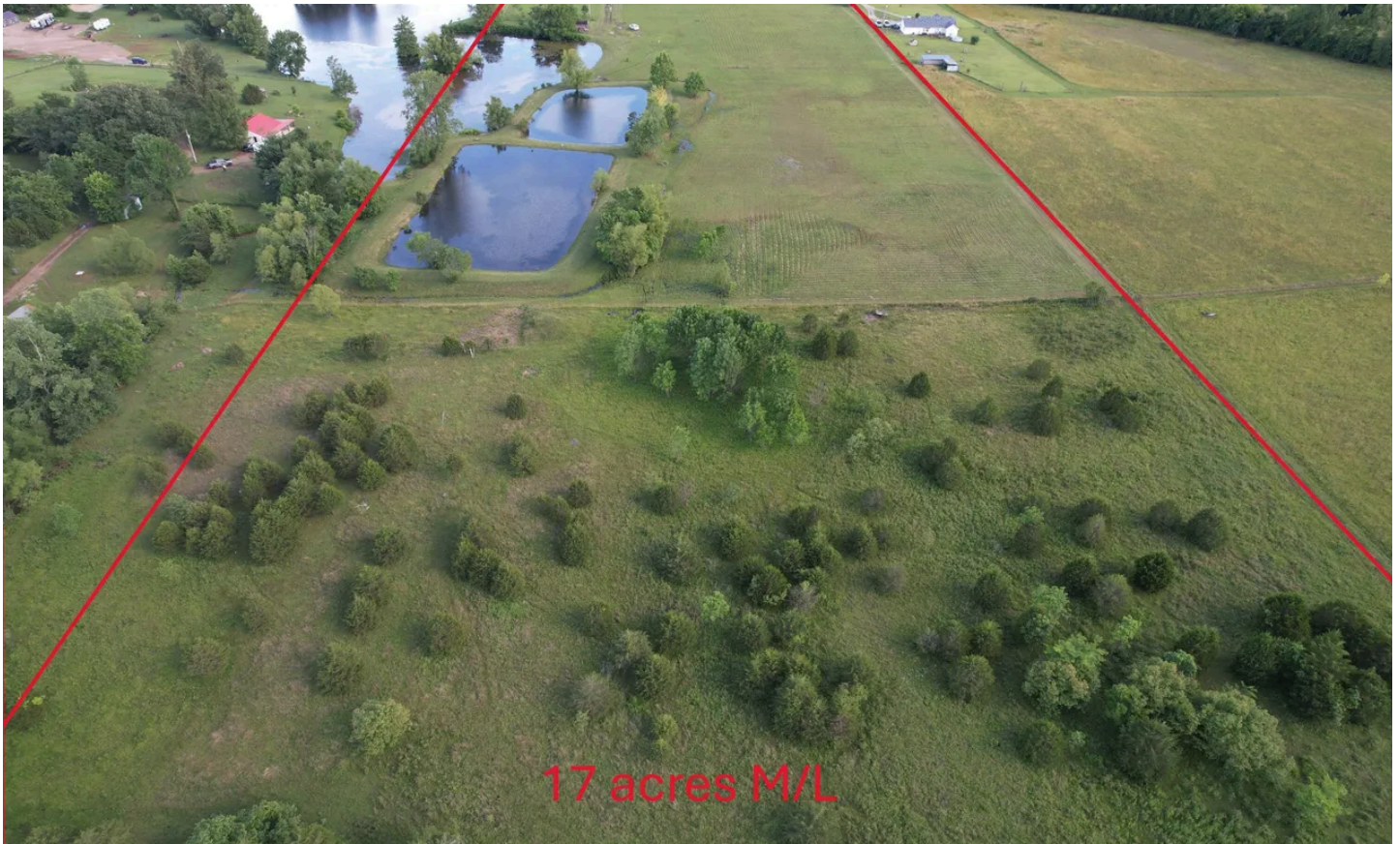


Fitzwater Springs and Homesite
873 County Road 312
Patterson, MO 63956

\$149,999
17± Acres
Wayne County



Fitzwater Springs and Homesite Patterson, MO / Wayne County

SUMMARY

Address

873 County Road 312

City, State Zip

Patterson, MO 63956

County

Wayne County

Type

Hunting Land, Lot, Undeveloped Land

Latitude / Longitude

37.1987 / -90.5371

Acreage

17

Price

\$149,999

Property Website

<https://livingthedreamland.com/property/fitzwater-springs-and-homesite-wayne-missouri/84106/>



PROPERTY DESCRIPTION

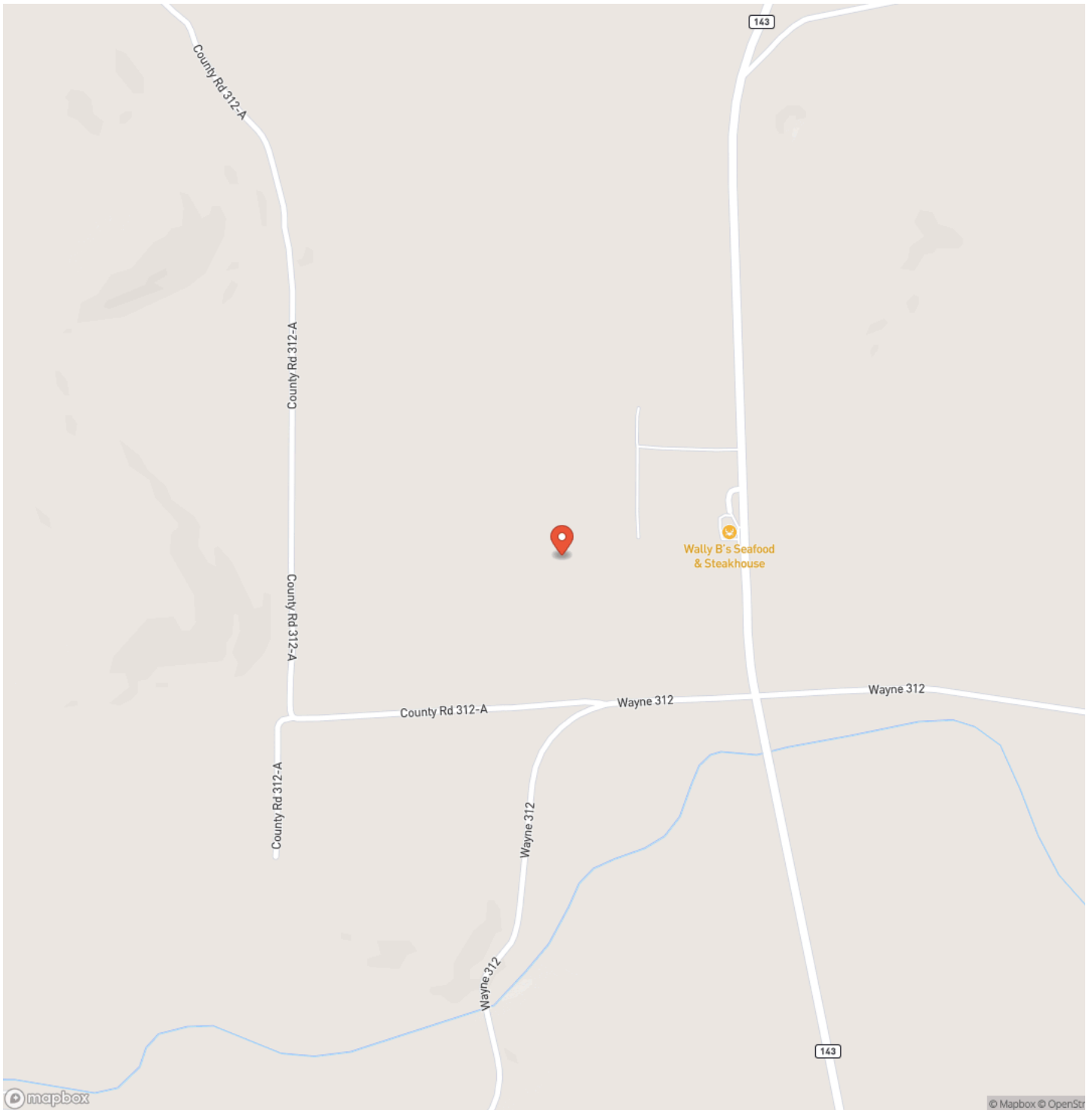
17± Acre Property with Multiple Spring-Fed Ponds Discover the perfect setting for your dream home or recreational retreat on this beautiful 17-acre (more or less) parcel. Featuring two spring-fed ponds and a third shared pond, this property offers serene water views and a peaceful natural setting. With electric, water, and sewer already on site, it's ready for immediate development. Enjoy nearby outdoor attractions including Sam A. Baker State Park, Clearwater Lake, and Wappapello Lake, with thousands of acres of Mark Twain National Forest just minutes away. Conveniently located only five minutes off Highway 67 and free from any restrictions—this land is ready for your vision.



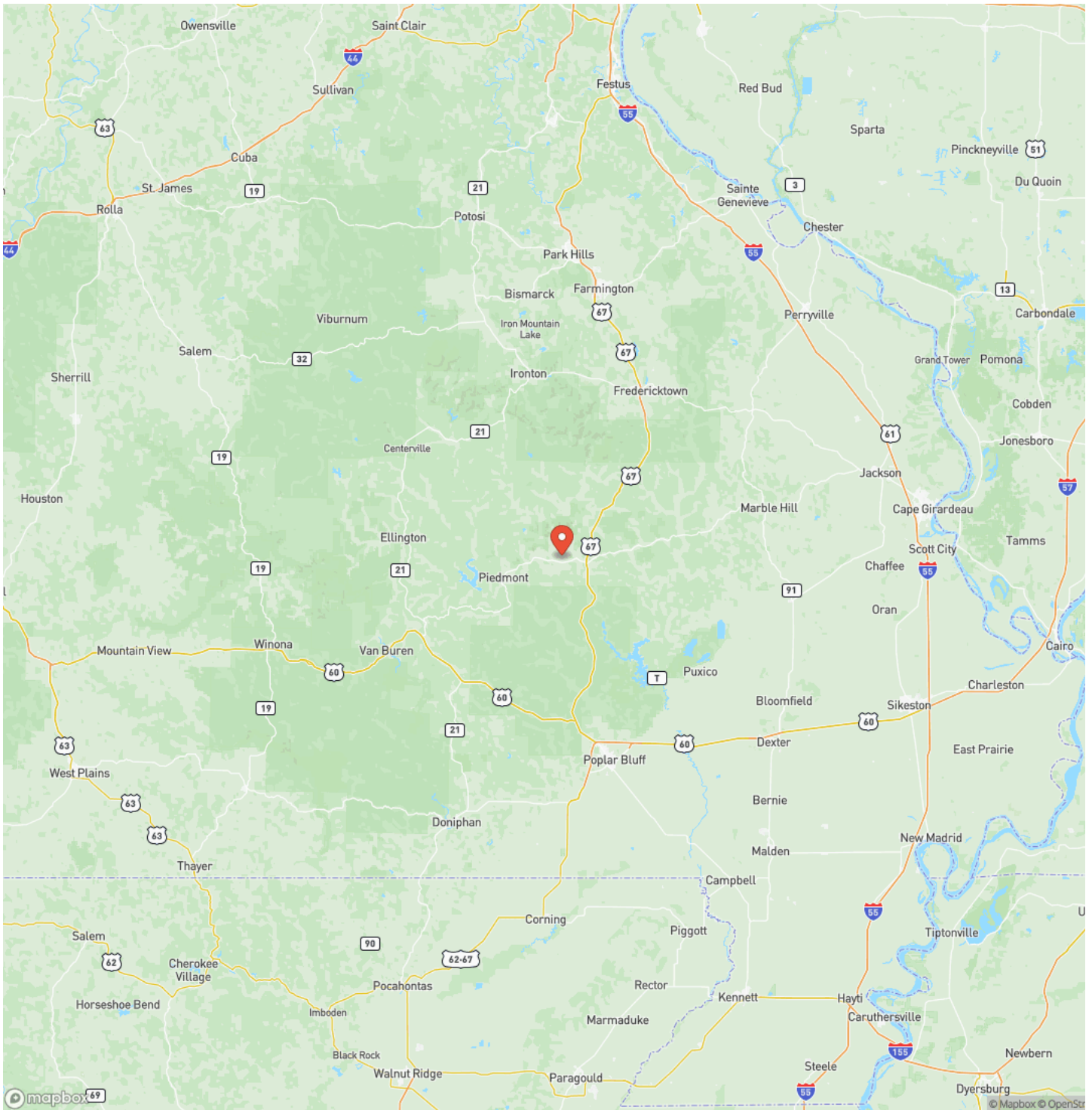
Fitzwater Springs and Homesite
Patterson, MO / Wayne County



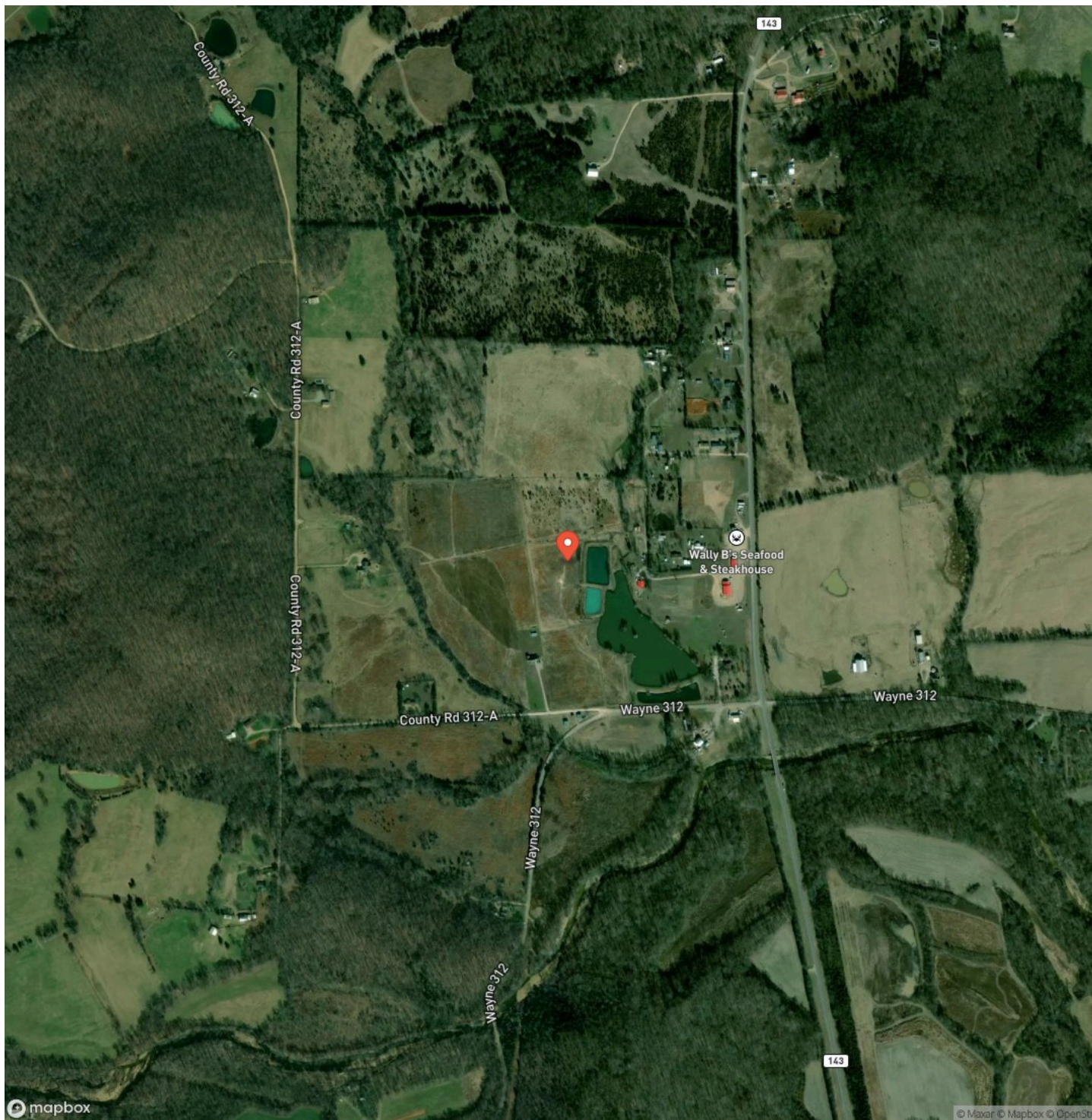
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Cureton

Mobile

(573) 561-4400

Office

(855) 289-3478

Email

lance@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

NOTES

[illegible]

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.



<https://livingthedreamland.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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

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