

**Piney River Estate**  
7644 Hwy 17  
Houston, MO 65483

**\$698,900**  
23.650± Acres  
Texas County





**Piney River Estate**  
**Houston, MO / Texas County**

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**SUMMARY**

**Address**

7644 Hwy 17

**City, State Zip**

Houston, MO 65483

**County**

Texas County

**Type**

Recreational Land, Residential Property, Hunting Land, Farms

**Latitude / Longitude**

37.3287 / -92.001

**Taxes (Annually)**

1154

**Dwelling Square Feet**

4400

**Bedrooms / Bathrooms**

4 / 3.5

**Acreage**

23.650

**Price**

\$698,900

**Property Website**

<https://livingthedreamland.com/property/piney-river-estate-texas-missouri/34395/>



**MORE INFO ONLINE:**

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



**PROPERTY DESCRIPTION**

Piney River property only 2 miles from city limits off highway frontage! A peaceful and relaxing retreat consisting of 23.65 m/l acres with a nice mix of pasture, woods, bluffs and your very own private river access! The spacious and stunning home is approximately 4,400 sq ft, steel framed, with brick exterior that features 4 bedrooms, 3.5 baths, 2 main level laundry rooms, 14x28 sunroom, 20x30 covered back deck overlooking the river with composite decking, 2 additional composite decking balconies in upstairs master with river views, hardwood floors, knotty pine ceilings, board and batten interior walls, many walk-in closets, unique alcove bonus room and library, as well as many additional storage areas. On the main level there is an oversized 3 car garage with a massive storage loft and an additional 2 bay equipment garage. The walkout basement includes an additional 2 car garage and 2 car carport. The home also features an efficient dual-zoned geothermal unit supplied by a private well while the house is supplied by rural water, electric and propane backup heat, private lane with solar security gates, small orchard, fire pit, and raised garden beds. Fenced and cross fenced with automatic waterers, bring your horses or small livestock! You will also find extensive natural landscaping throughout the property amidst a backdrop of scenic nature views. Enjoy tranquil mornings watching the fog lift from the river while having your morning coffee and majestic eagle sightings while taking that afternoon zoom meeting. This is a property you don't need a vacation from!





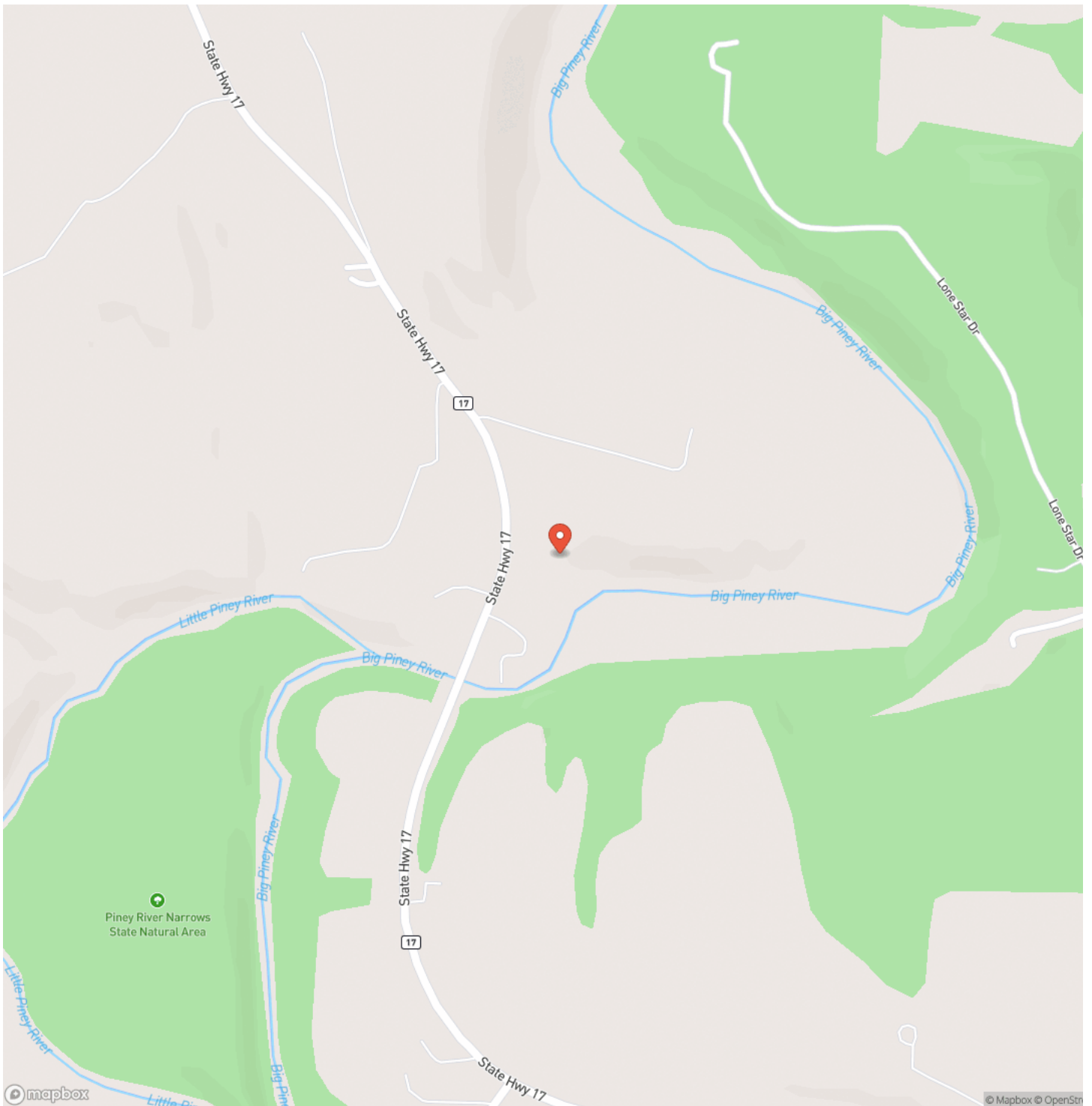
Piney River Estate  
Houston, MO / Texas County



**MORE INFO ONLINE:**

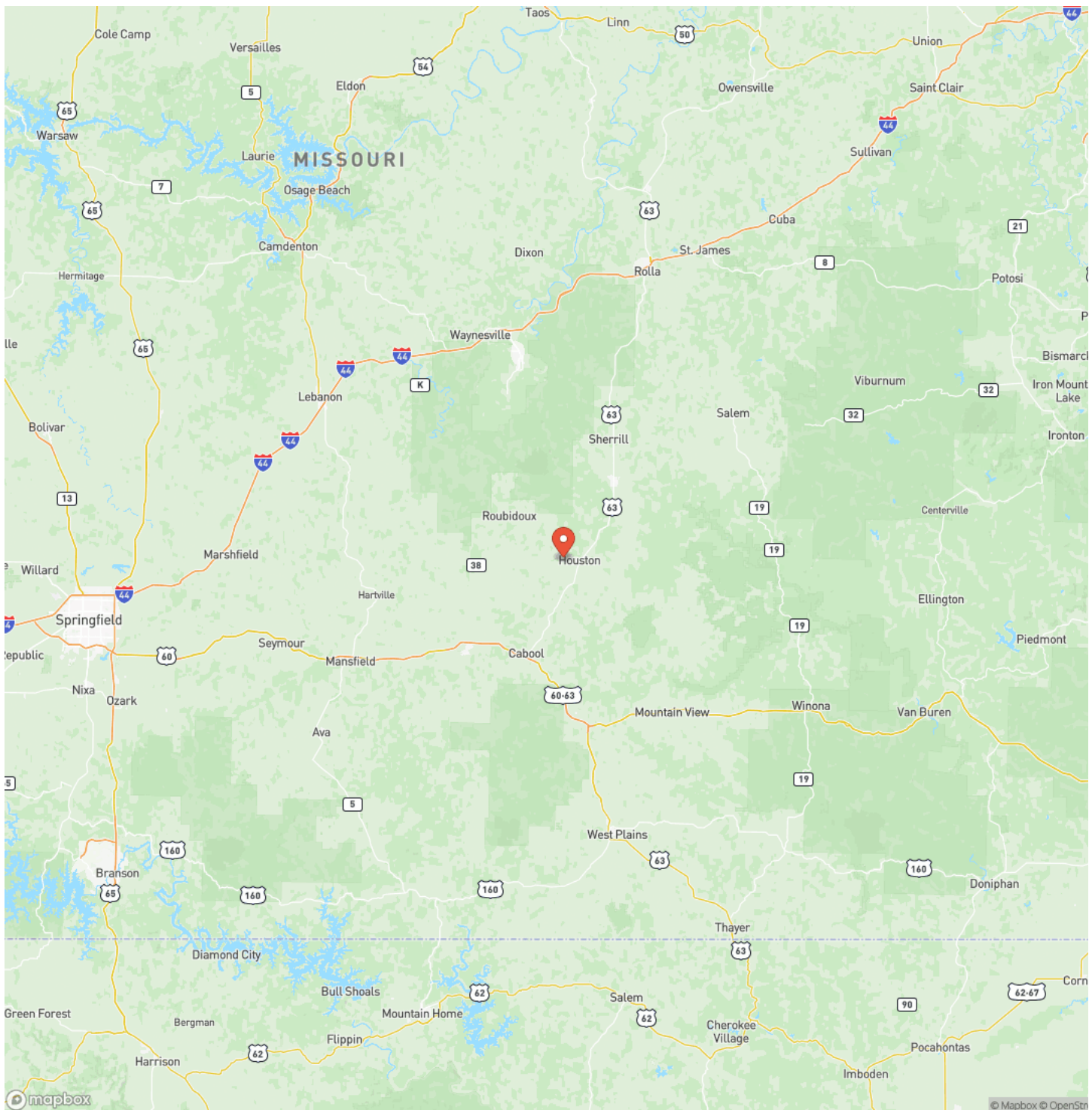
**<https://livingthedreamland.com/>**

## Locator Map



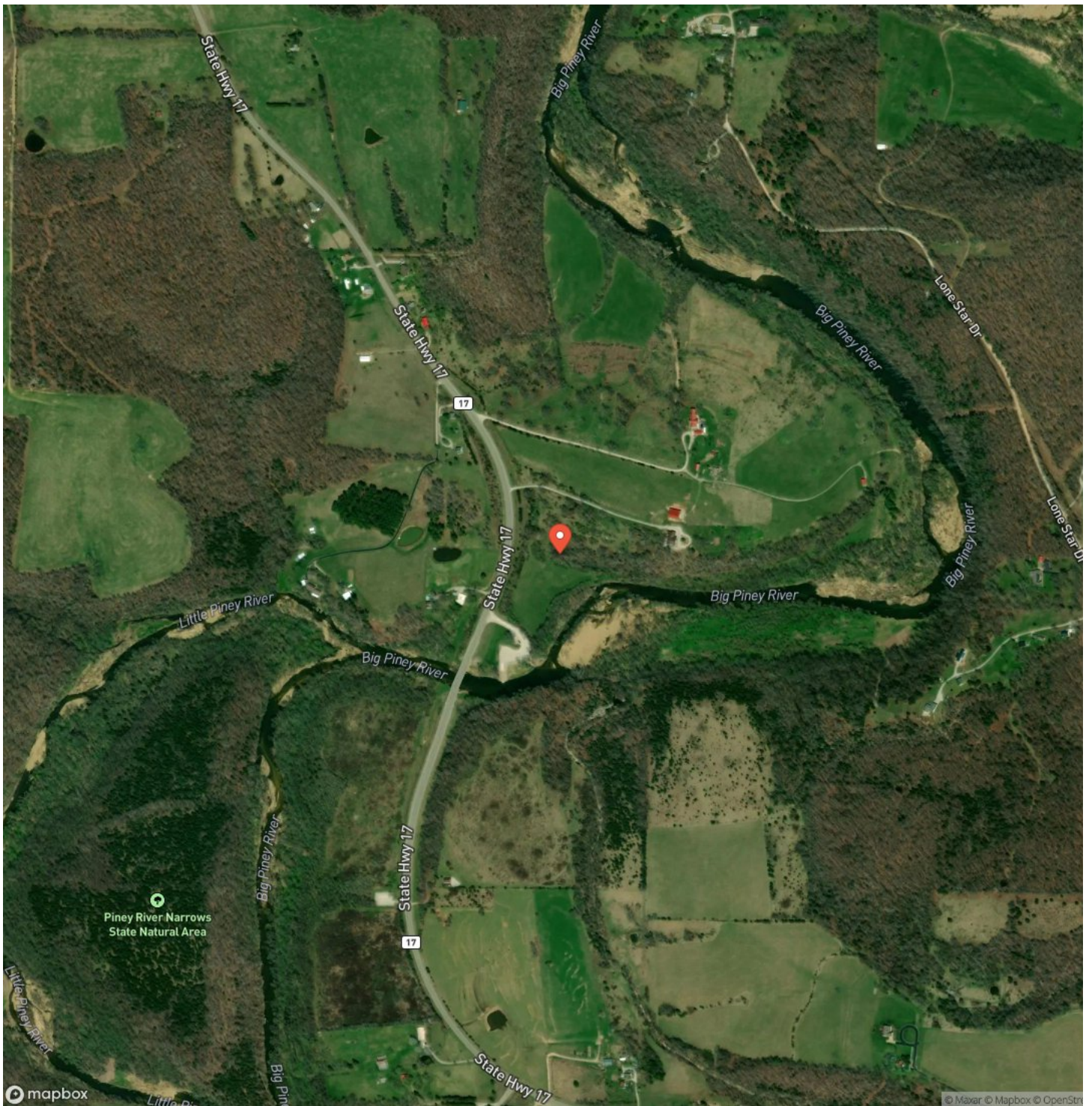


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Wes Campbell

## Mobile

(417) 818-1113

## Email

wes@livingthedreamland.com

**Address**

8810 Highway E

## City / State / Zip

Houston, MO 65483

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue 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, 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 relation 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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**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

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

