

Kenser Creek 96 - Iberia
111 Hwy BB
Iberia, MO 65486

\$565,000
96± Acres
Miller County



Kenser Creek 96 - Iberia
Iberia, MO / Miller County

SUMMARY

Address

111 Hwy BB

City, State Zip

Iberia, MO 65486

County

Miller County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

38.097572 / -92.247448

Dwelling Square Feet

1596

Bedrooms / Bathrooms

3 / 2.5

Acreage

96

Price

\$565,000

Property Website

<https://www.mossyoakproperties.com/property/kenser-creek-96-iberia-miller-missouri/97389/>



PROPERTY DESCRIPTION

Nestled & hidden off the highway & beyond the double blue gates, you will find this gem of a property offering 96 acres of hunting & recreation. There's approximately 6 acres open for some grazing or food plots. A number of established trails invite you to take a scenic tour showcasing the natural beauty & wildlife. Your choice to either walk or grab the ATV following the trails as they guide you to the food plots or down to the bottom ground where you meet up with Kenser Creek. In the bottom you have large rock formations challenging you to climb the hillside or perhaps walk along the creek listening to the water as it cascades over the different slab rock variations.

The homestead includes an earth or berm home. Built in 1983, it offers 1,596 sq ft, 3 bedroom/2 1/2 bath. A 4th bedroom (non-conforming) allows for additional storage & sleeping accommodations. A large living room showcasing a stone wood burning fireplace to keep you warm & cozy on those cold winter nights. A kitchen/dining combo allows for ample dining & includes all the appliances with a closet containing the washer/dryer close by. Just outside there's a 14'x20' storage building with an attic for additional storage. A 24'x25' garage/shop with a 10' lean-to. Give me a call today & I'll show you what might become your favorite place.

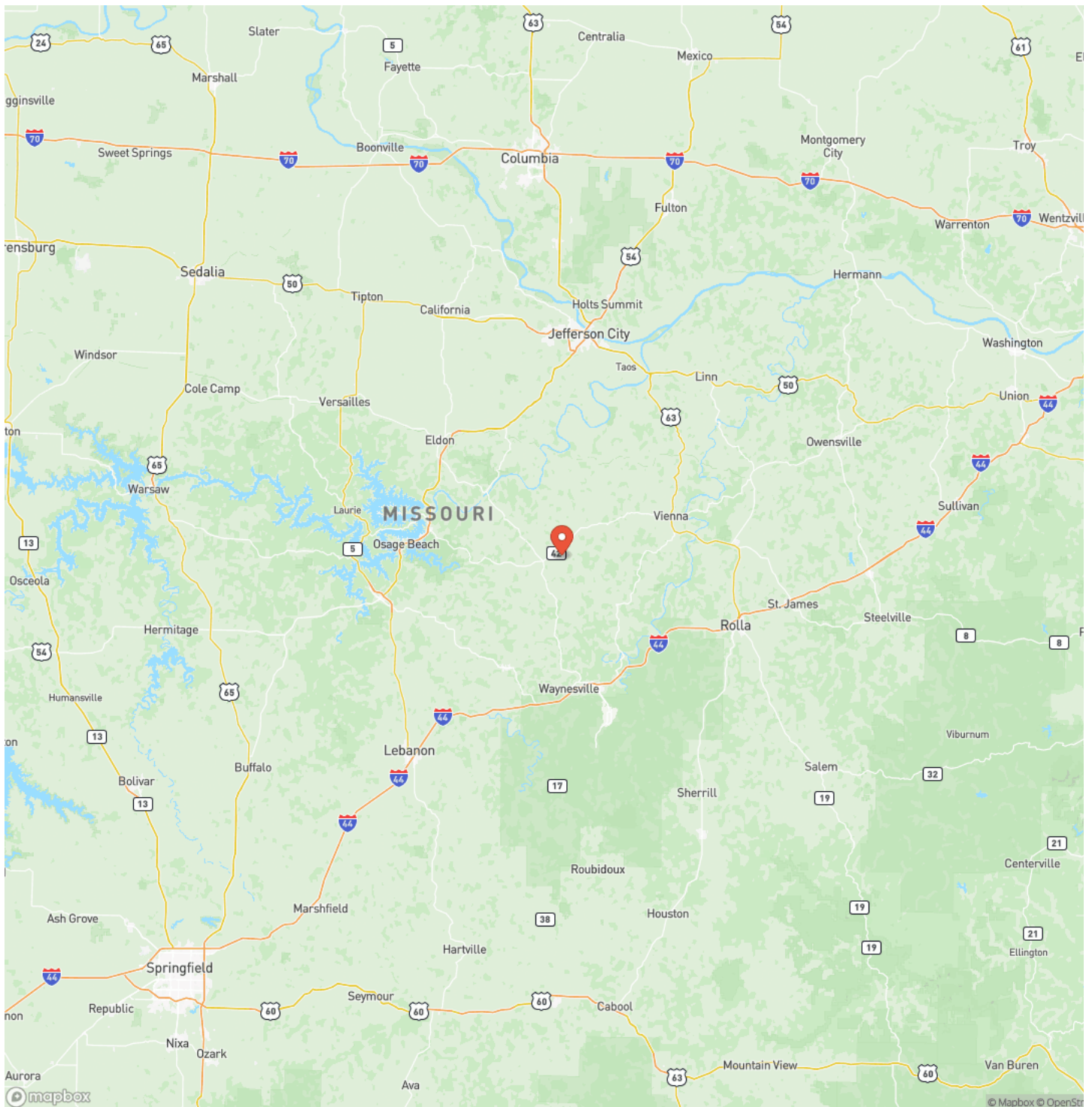
Kenser Creek 96 - Iberia
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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This image shows a single 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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