

**Spring Creek 45**  
900 East Rolla Road  
Salem, MO 65560

**45± Acres**  
**Dent County**



**Spring Creek 45**  
**Salem, MO / Dent County**

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**SUMMARY**

**Address**

900 East Rolla Road

**City, State Zip**

Salem, MO 65560

**County**

Dent County

**Type**

Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

37.646801 / -91.525299

**Taxes (Annually)**

\$2,245

**Dwelling Square Feet**

2,765

**Bedrooms / Bathrooms**

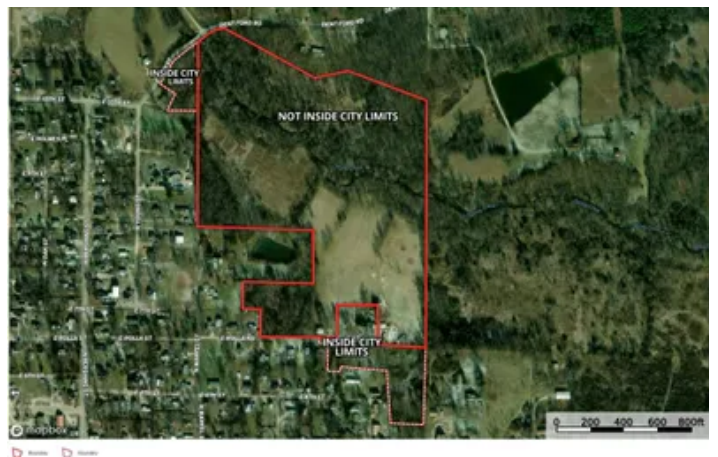
4 / 2.5

**Acreage**

45

**Property Website**

<https://livingthedreamland.com/property/spring-creek-45-dent-missouri/107046/>



## Spring Creek 45

### Salem, MO / Dent County

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#### **PROPERTY DESCRIPTION**

This 45 +/- acre property offers a unique opportunity to purchase a home inside Salem city limits with most of the acreage just outside the Salem city limits. Conveniently located near town while still providing the privacy and space of a rural setting, the property features an attractive mix of open pasture and timber, making it suitable for a variety of uses.

The farmhouse-style home offers 4 bedrooms, 3 bathrooms, a full walkout basement, attached 2-car garage, and a wraparound porch. Inside, the first floor features 9-foot ceilings and a functional layout with plenty of space for a family or weekend retreat. While the home would benefit from updates and improvements, it provides a solid foundation for the next owner to make it their own.

Spring Creek flows through the property, adding both beauty and recreational appeal. The combination of pasture, timber, and water creates excellent habitat for wildlife while also providing opportunities for hobby farming, horses, or simply enjoying the outdoors.

Whether you're looking for a country home, recreational property, or investment opportunity, this property offers plenty of potential in a desirable location. The home is being sold **As-Is, Where-Is, with all faults.**

**STARTING BID IS \$250,000**

**A great opportunity to purchase a home and acreage at auction in Salem, Missouri.**

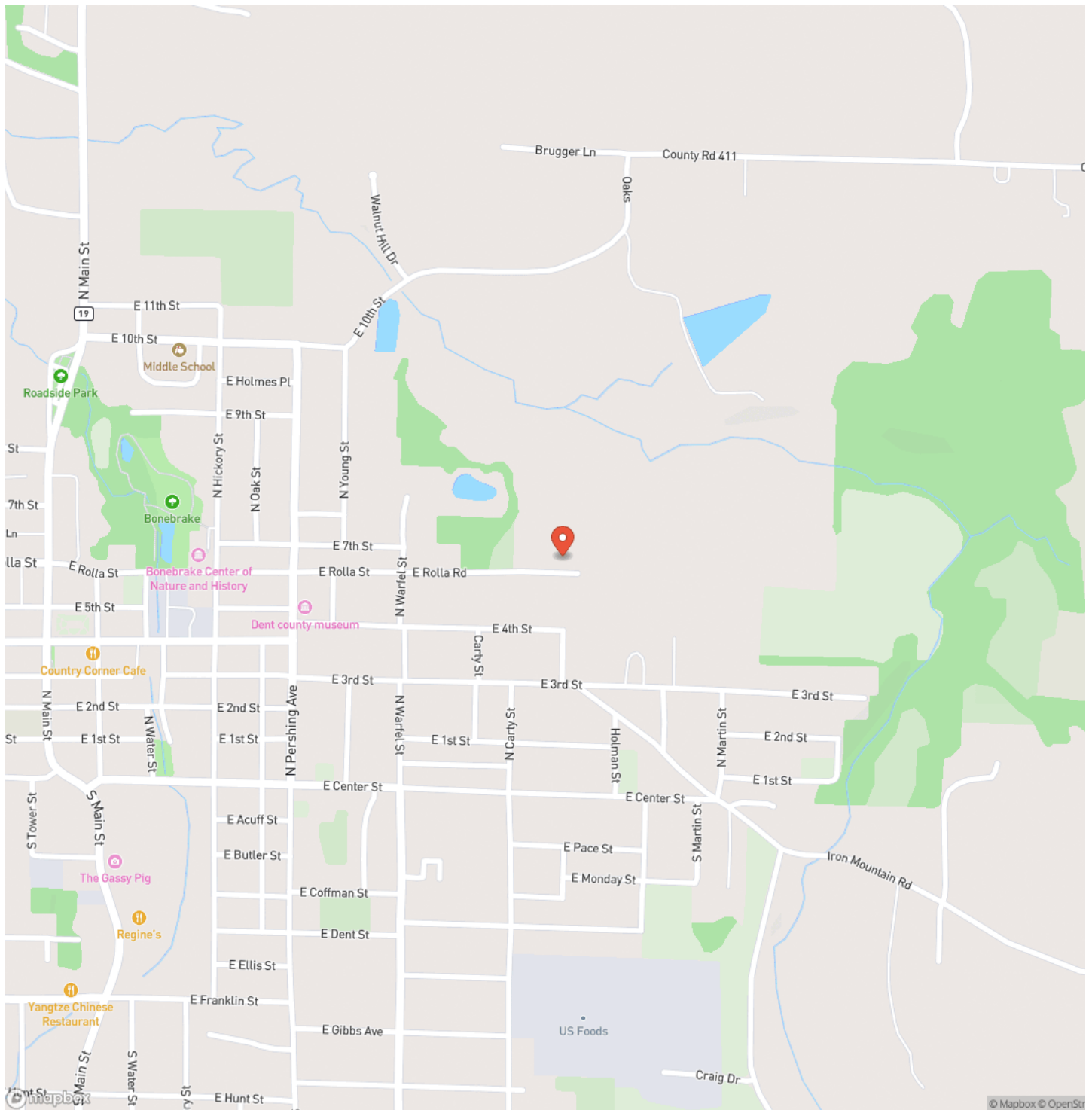


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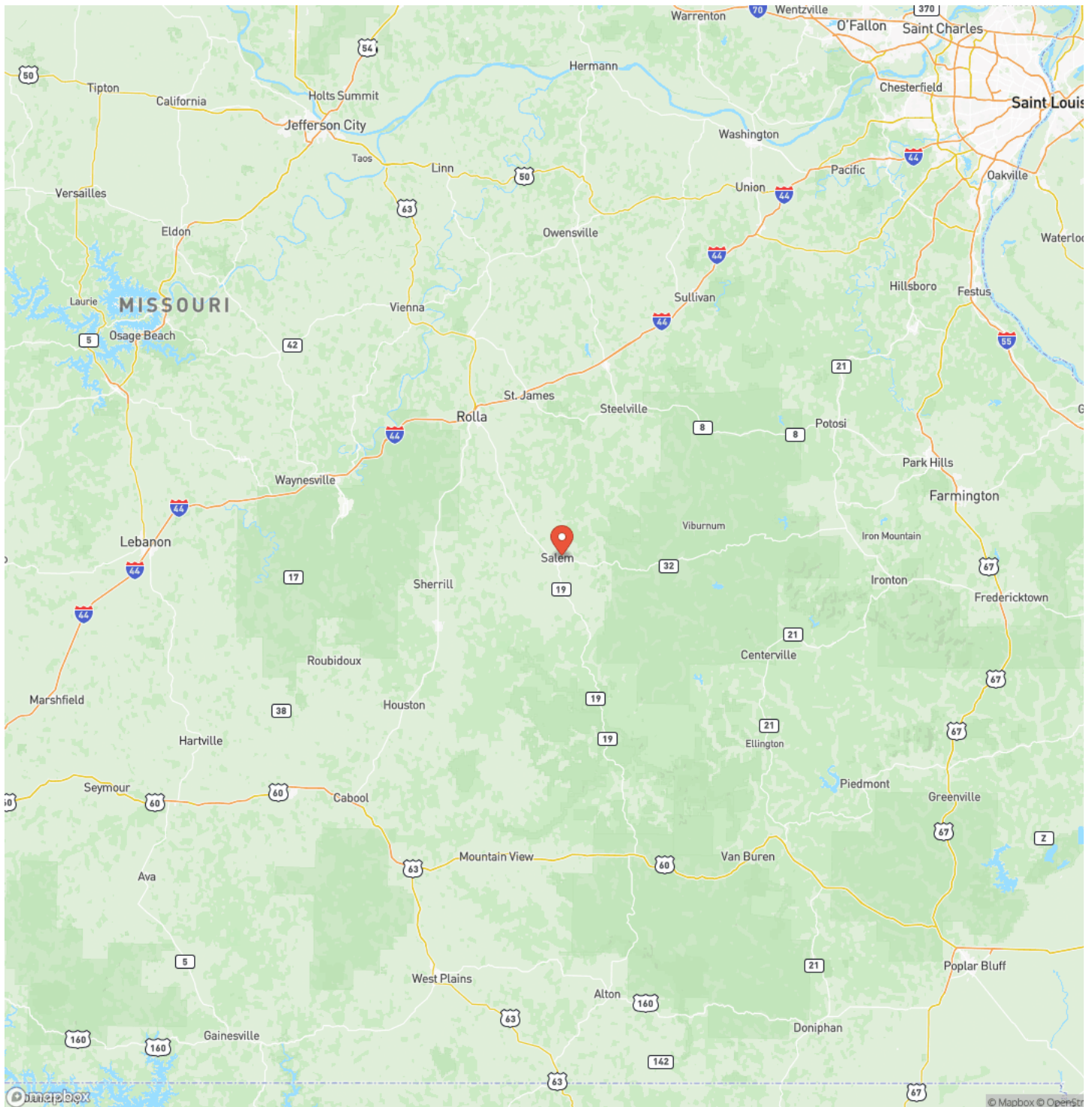
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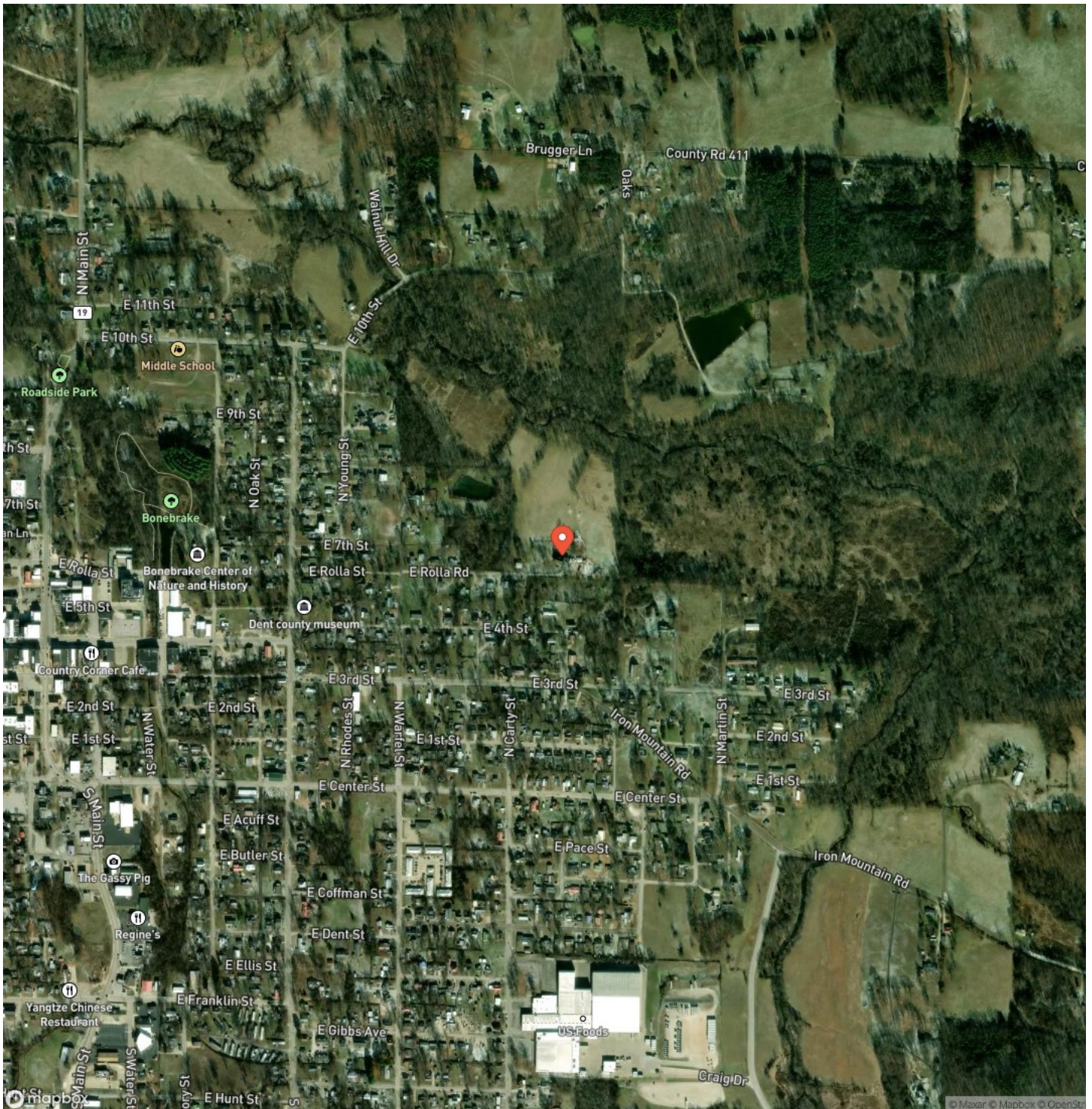
## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

D.W. Hindman

## Mobile

(314) 486-3500

## Office

(855) 289-3478

## Email

dwlivingthedream@gmail.com

## Address

6485 N Service Rd

## City / State / Zip

Leasburg, MO 65535

## 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.



**<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.



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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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