

Hyper Branch Homesite
45694/45930 Highway 72
Salem, MO 65560

\$499,900
55± Acres
Dent County



Hyper Branch Homesite Salem, MO / Dent County

SUMMARY

Address

45694/45930 Highway 72

City, State Zip

Salem, MO 65560

County

Dent County

Type

Recreational Land, Hunting Land

Latitude / Longitude

37.7696 / -91.6695

Acreage

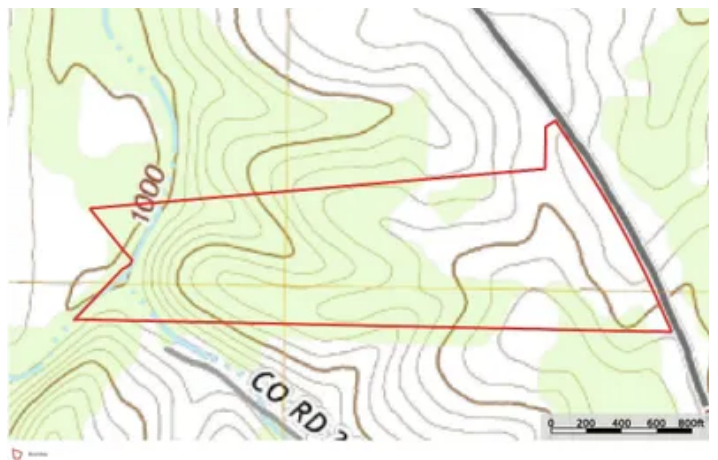
55

Price

\$499,900

Property Website

<https://livingthedreamland.com/property/hyper-branch-homesite/dent/missouri/92835/>



Hyper Branch Homesite Salem, MO / Dent County

PROPERTY DESCRIPTION

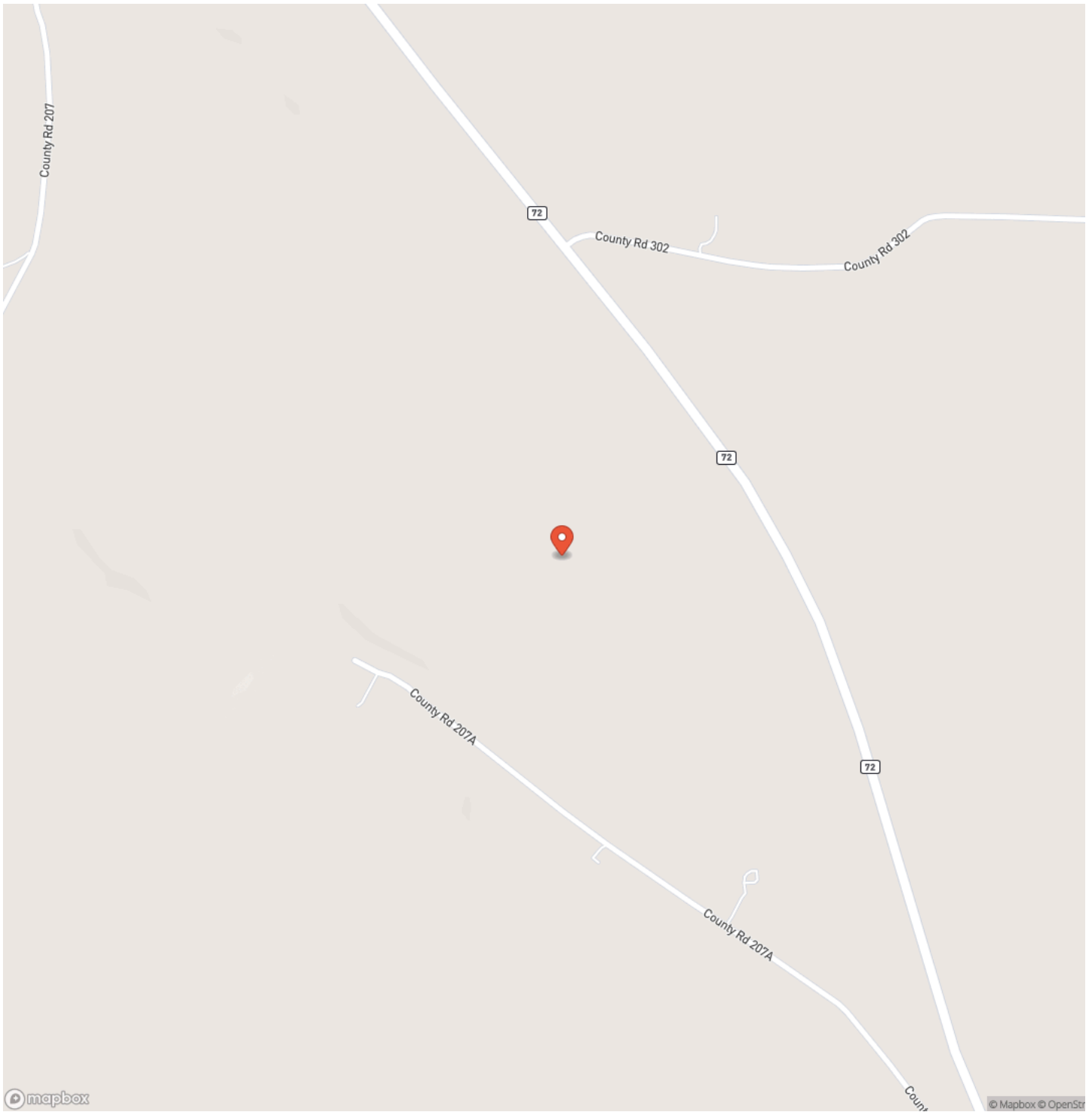
Discover the perfect blend of natural beauty and modern improvements on this 55-acre property featuring Hyper Branch creek frontage and highway access along Highway 72. This stunning tract offers a rare mix of mature hardwoods and improved pasture, ideal for recreation, livestock, or your dream homestead. A new private well, septic system, and underground electric service are already in place—saving you time and expense. The new footing for a pole barn offers a great start for your workshop or storage building. A freshly laid chat driveway winds gracefully along the edge of the woods, leading to an elevated homesite with breathtaking views overlooking the property. Whether you're looking for a peaceful country retreat, a working farm, or a scenic building site, this property has it all—privacy, convenience, and natural charm. some of the highlights are 55 surveyed acres Hyper Branch creek frontage, a nice pond as well as a good lakesite Highway 72 frontage for easy access Approximately 50% mature woods / 50% improved pasture New well, septic system, and underground electric New footing for pole barn New chat driveway to homesite and Stunning views overlooking the property.



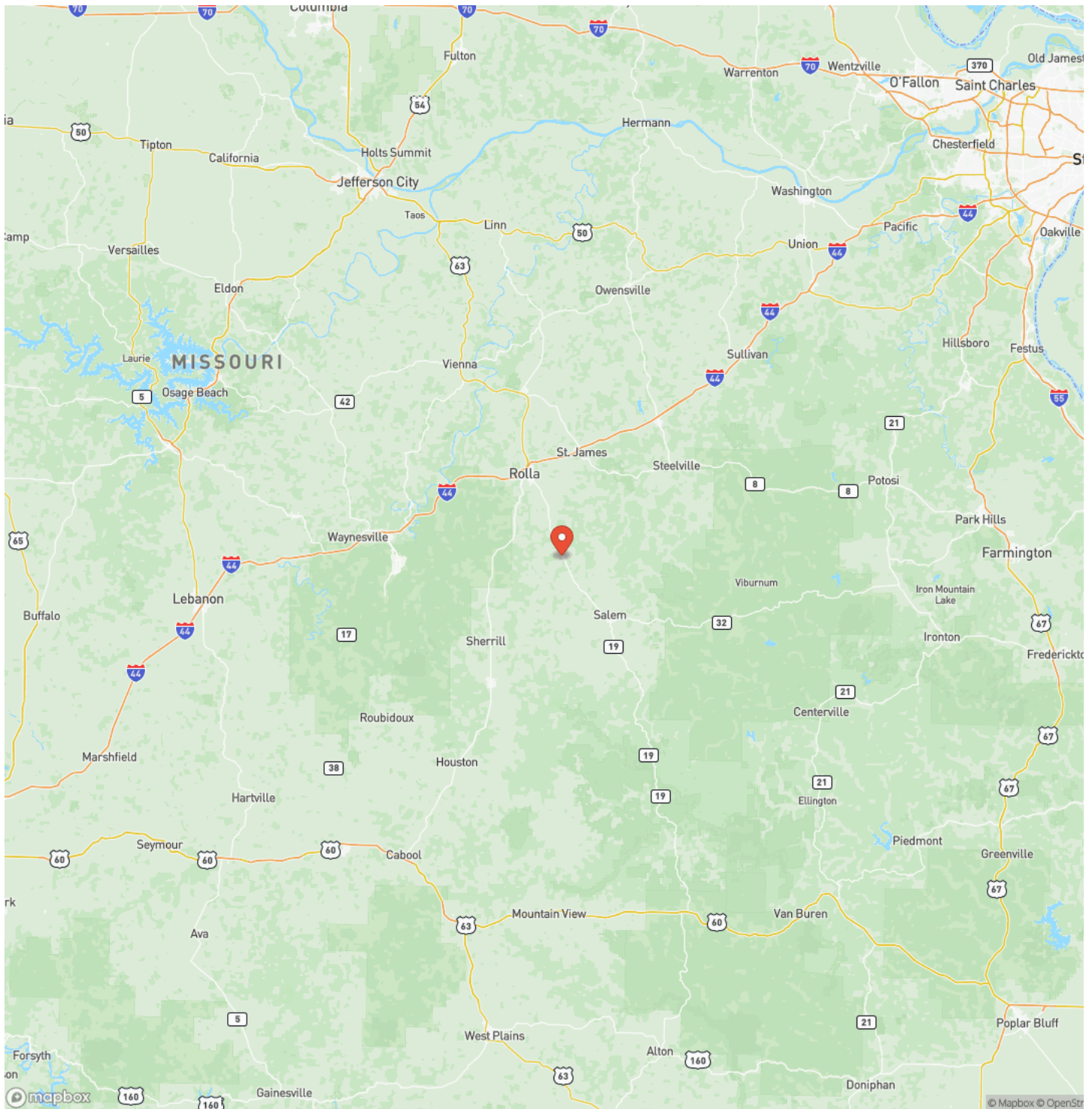
Hyper Branch Homesite
Salem, MO / Dent County



Locator Map



Locator Map



Satellite Map



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
(855) 289-3478
<https://livingthedreamland.com/>

