

**Westbrook Acres**  
736 Westbrook Road  
Cuba, MO 65453

**\$309,900**  
3.9± Acres  
Crawford County



**Westbrook Acres**  
**Cuba, MO / Crawford County**

**SUMMARY**

**Address**

736 Westbrook Road

**City, State Zip**

Cuba, MO 65453

**County**

Crawford County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

38.152002 / -91.511296

**Taxes (Annually)**

\$1,418

**Dwelling Square Feet**

1,960

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

3.9

**Price**

\$309,900

**Property Website**

<https://livingthedreamland.com/property/westbrook-acres/crawford/missouri/86201/>



**PROPERTY DESCRIPTION**

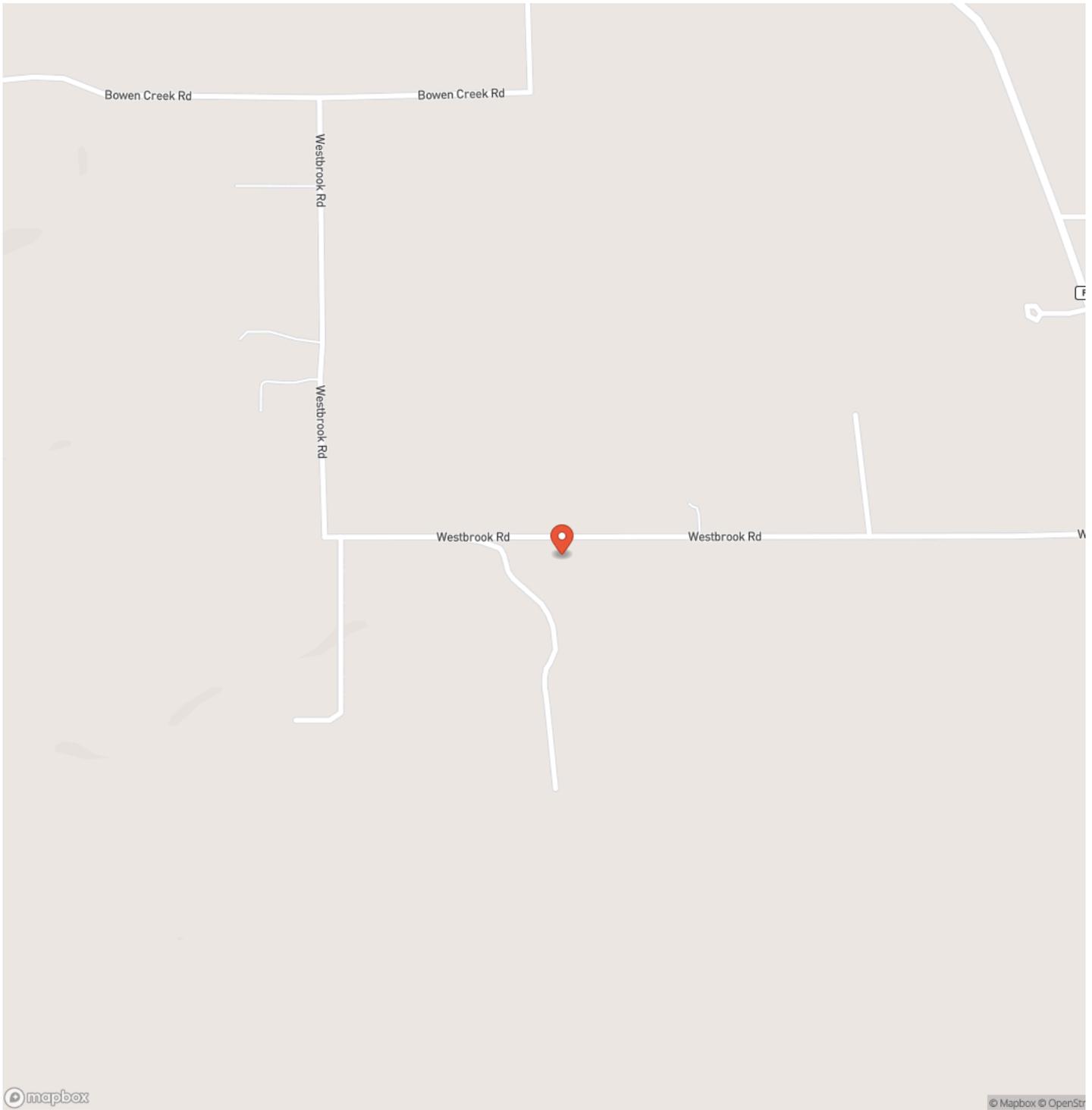
Enjoy the quiet breeze and scenic views from the shaded front porch of this charming 3 bed, 2 bath home nestled on beautiful acreage in a peaceful and well-kept neighborhood. The level lot is ideal for enjoying the outdoors, with frequent visits from deer and turkey adding to the serene, country feel. The home features an open layout with a full basement that's ready for your finishing touch—already framed with rough-in plumbing for a kitchen and 1.5 baths, making it perfect for a future in-law suite or expanded living space. A spacious garage/shop offers plenty of room for hobbies, storage, or projects, with one side heated and cooled for year-round comfort. This property offers the perfect balance of tranquility, space, and potential.



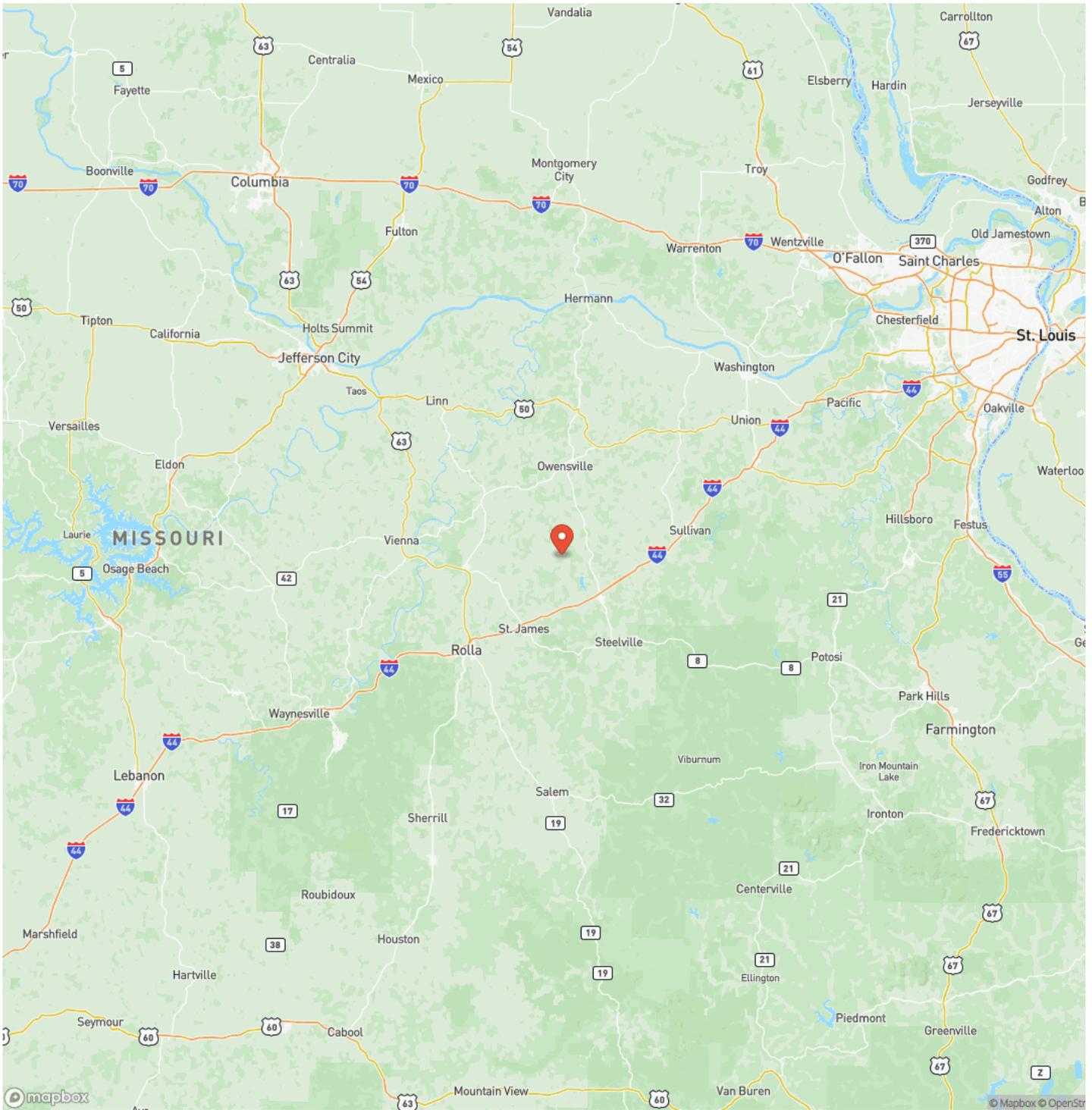
Westbrook Acres  
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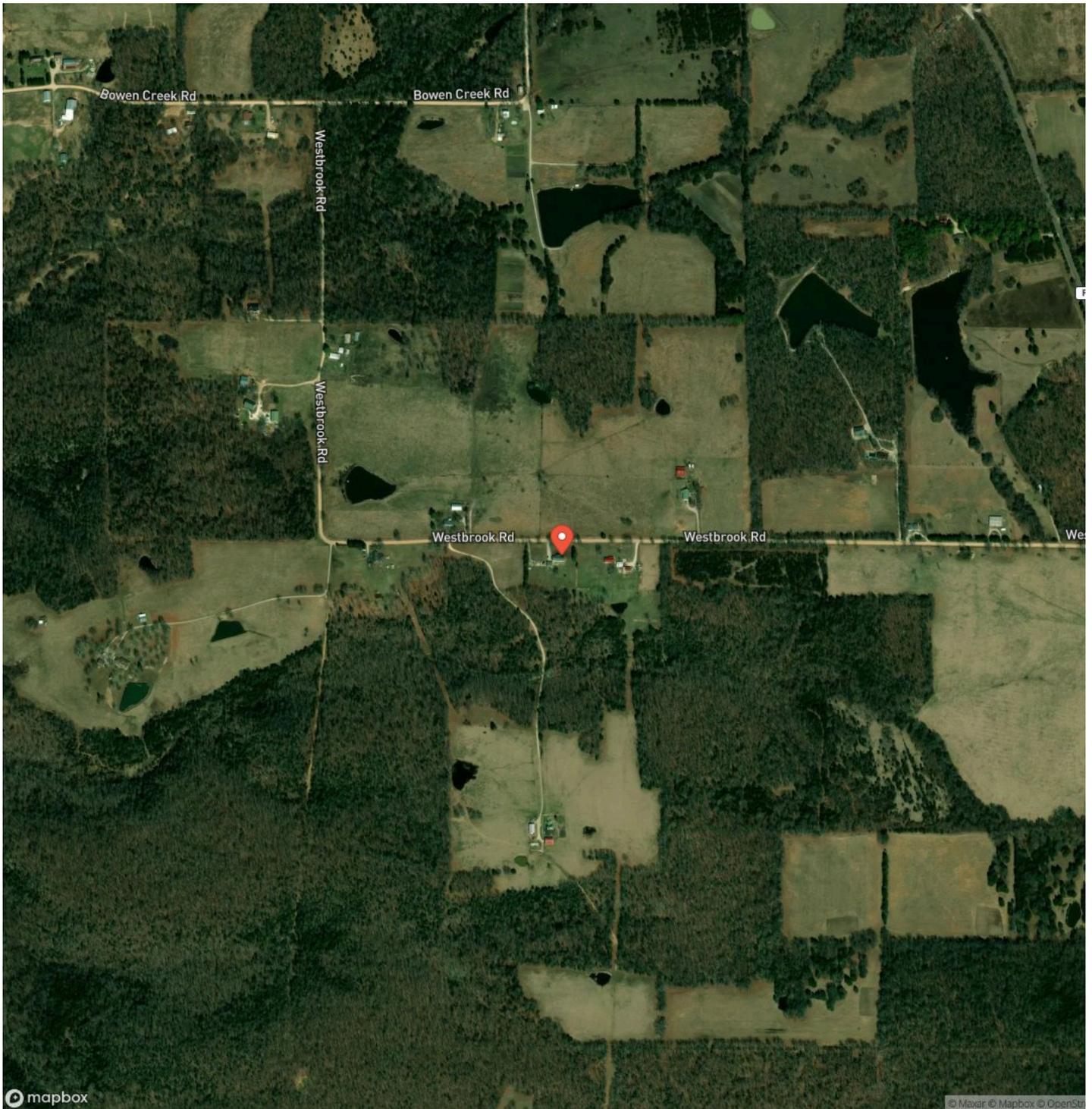
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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**  
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