

**The Rolling Hills of Arcadia Valley**  
11503 Highway 72  
Ironton, MO 63650

**\$379,900**  
12± Acres  
Iron County





## The Rolling Hills of Arcadia Valley Ironton, MO / Iron County

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### **SUMMARY**

**Address**

11503 Highway 72

**City, State Zip**

Ironton, MO 63650

**County**

Iron County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

37.5845 / -90.5973

**Taxes (Annually)**

817

**Dwelling Square Feet**

2100

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

12

**Price**

\$379,900

**Property Website**

<https://livingthedreamland.com/property/the-rolling-hills-of-arcadia-valley-iron-missouri/33743/>



**MORE INFO ONLINE:**

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



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### **PROPERTY DESCRIPTION**

The Rolling Hills of Arcadia Valley sits perfectly on 12+/- acres with a stunning home complete with 3 beds and 2 baths and a beautiful open kitchen and dining area. The hard wood floors are stunning throughout, newly built additions with an attached garage and there is also a 30 x 40 detached outbuilding and if you feel like fishing closer to home walk over to the 1/2 acre pond and in the evening enjoy the outdoor sounds next to the fire pit with your own useable stylish outhouse. Sip your coffee on the back covered patio watching the wildlife near the pond. There is plenty of room in this gorgeous home. The Rolling Hills of Arcadia Valley in Ironton, MO is as quaint and serene as the town itself. Small town charm and quiet life in a time gone by is still intact here in beautiful Arcadia Valley. Come get away from it all in middle Missouri. Ironton is a recreational destination close to kayaking and floating fun on the beautiful Black River with its crystal-clear Ozark waters loaded with smallmouth bass that makes for an angler's dream. The new bike trail takes you from just above sea level to a 4700-foot climb with outstanding views of the foothills of the Ozark Mountains. (check out Shepherd Mountain Bike Trail). The Amtrak Train Station is in town and just a short drive away. Close to town while still a secluded country location is what will draw you in! At select times check out the Pickin' on The Square where family and friends go to visit and listen to music or to the farmers market to gather produce. While you're in the area checkout Elephant Rocks State Park. Elephant Rocks was formed from 1.5 billion year old granite and is a Missouri Treasure. Also be sure and checkout Johnson Shut-ins with its rushing waters. Both locations are always a crowd pleaser! You won't want to miss Millstream Gardens camping area or the white water championships held annually at the nearby St. Francois River. If golf is your thing you are just a hop, skip and a jump away from Arcadia Valley Golf & Country Club. Clearwater Lake, a true recreational lake destination, is also nearby for boating and fishing fun. You're also in an area with millions of acres of the Mark Twain National Forest lands for whitetail deer, turkey or small game hunting. Plus, unlimited hiking and outdoor beauty. This is the perfect full-time residence or weekend destination location. This 12+/- m/l acres located just south of Ironton will bring you back to the All-American lifestyle. You won't want to miss out on this beauty. Come check it out today!

**MORE INFO ONLINE:**

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





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## Locator Maps



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



## Aerial Maps



**The Rolling Hills of Arcadia Valley  
Ironton, MO / Iron County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



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**City / State / Zip**

Cuba, MO 63005

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**NOTES**

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## NOTES

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## **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**  
25535 Randolph Rd  
Waynesville, MO 65583  
(855) 289-3478  
<https://livingthedreamland.com/>

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