

Private Retreat Located in Bollinger County Missouri
17492 BCR 314
Marble Hill, MO 63764

\$525,000
13.120± Acres
Bollinger County



**Private Retreat Located in Bollinger County Missouri
Marble Hill, MO / Bollinger County**

SUMMARY

Address

17492 BCR 314

City, State Zip

Marble Hill, MO 63764

County

Bollinger County

Type

Residential Property

Latitude / Longitude

37.360443 / -89.912579

Dwelling Square Feet

2426

Bedrooms / Bathrooms

3 / 3

Acreage

13.120

Price

\$525,000

Property Website

<https://www.mossyoakproperties.com/property/private-retreat-located-in-bollinger-county-missouri-bollinger-missouri/116464/>



Private Retreat Located in Bollinger County Missouri Marble Hill, MO / Bollinger County

PROPERTY DESCRIPTION

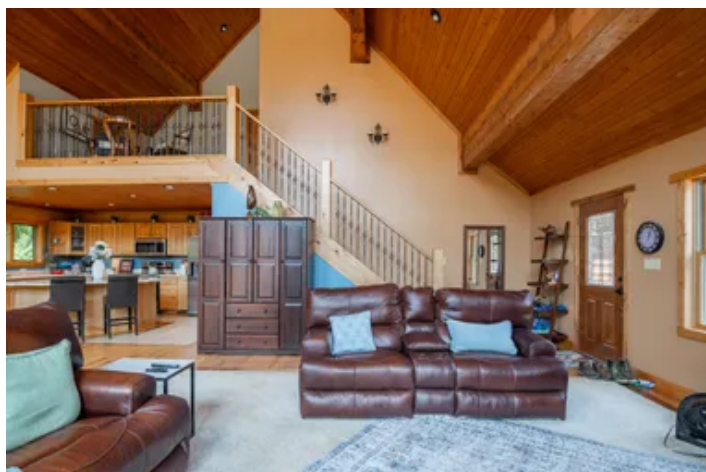
Escape to your own private Ozark retreat at 17492 BCR 314 in Marble Hill, Missouri! Situated on 13 +/- acres, this beautiful 3-bedroom, 3-bath A-frame home with a full finished basement offers the perfect combination of privacy, comfort, and country living. As you approach the home, you'll immediately notice the inviting wrap-around porch and large picture windows overlooking the beautiful private pond, home to bass, crappie, and panfish. The pond also features its own natural overflow waterfall that comes alive and flows vigorously after a good rain, adding to the beauty and character of the property.

Inside, the main level features tall ceilings, a thoughtfully designed open-concept layout, and beautiful custom woodwork that continues into the kitchen cabinetry. The spacious kitchen offers a large island, plenty of cabinet and counter space, and a beautiful stone fireplace that creates a warm and inviting atmosphere. The oversized laundry room offers tons of storage, a wash tub, and convenient access from the attached two-car garage. The lofted primary suite provides privacy and begins with an open sitting area featuring amazing views through the picture windows, making it the perfect spot for morning coffee. The primary bedroom also features its own custom bathroom with double vanity sinks, a custom tiled shower, and ample storage.

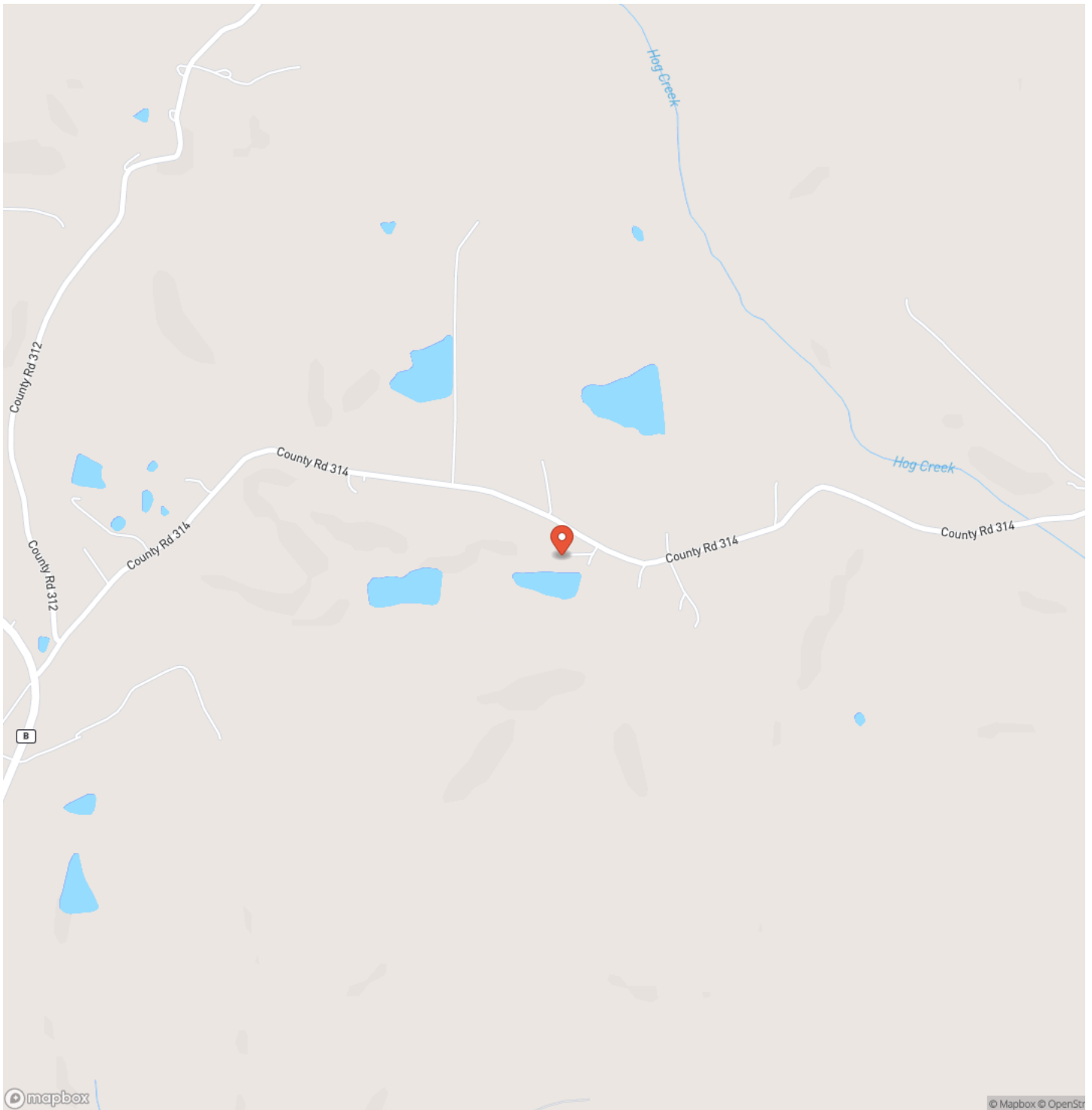
The finished basement is built for entertaining with a large open area currently used as a movie room, a full kitchen, full bathroom, and an additional room that could serve as a bedroom. The basement also features a beautiful stone fireplace, making this space perfect for gathering with family and friends. Step outside from the basement and take in the beautiful views of the pond while enjoying the luxury of your own hot tub.

The property also offers a 25x35 shop, cross-fencing, and a history of being used as a mini farm with Highland cattle. Wildlife is a daily part of life here, with deer and turkey frequently seen from the home and deck. The acreage also offers an excellent opportunity for hunting, making this an appealing property for the outdoorsman. Whether you're looking for a private homestead, recreational retreat, or simply a place to slow down and enjoy the Ozarks, this property brings country living and comfort together. Schedule your showing before this one is gone!

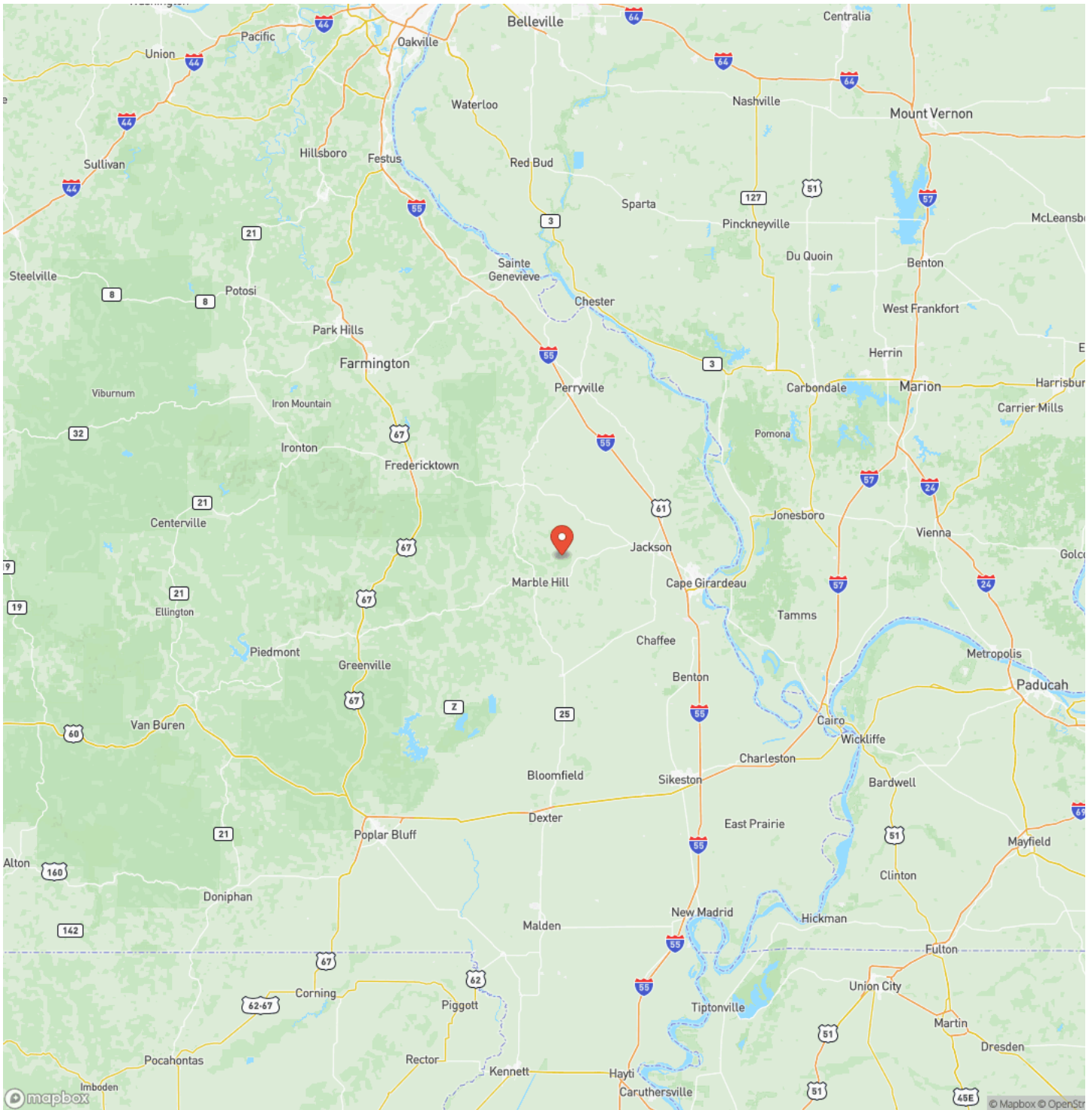
**Private Retreat Located in Bollinger County Missouri
Marble Hill, MO / Bollinger County**



Locator Map



Locator Map



Satellite Map



Private Retreat Located in Bollinger County Missouri Marble Hill, MO / Bollinger County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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<https://mossyoakproperties.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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