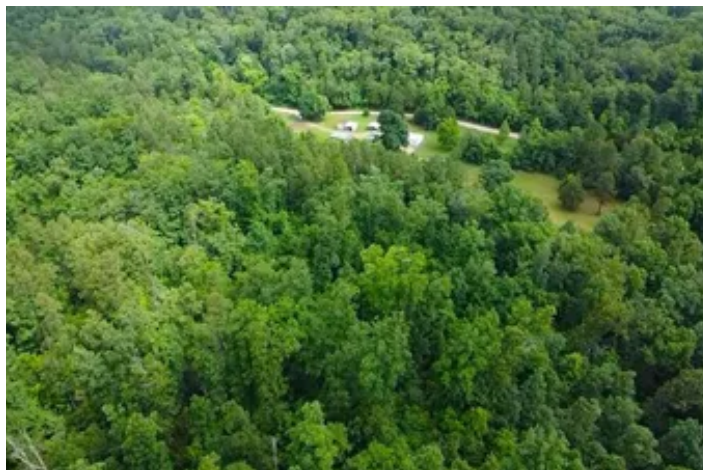


**44-acre Property For Sale in Wayne Co.**  
**1685 Wayne 371**  
**Piedmont, MO 63957**

**\$190,000**  
**44.660± Acres**  
**Wayne County**





**44-acre Property For Sale in Wayne Co.  
Piedmont, MO / Wayne County**

---

**SUMMARY**

**Address**

1685 Wayne 371

**City, State Zip**

Piedmont, MO 63957

**County**

Wayne County

**Type**

Farms, Hunting Land, Business Opportunity, Timberland,  
Recreational Land

**Latitude / Longitude**

37.085095 / -90.506912

**Dwelling Square Feet**

1539

**Acreage**

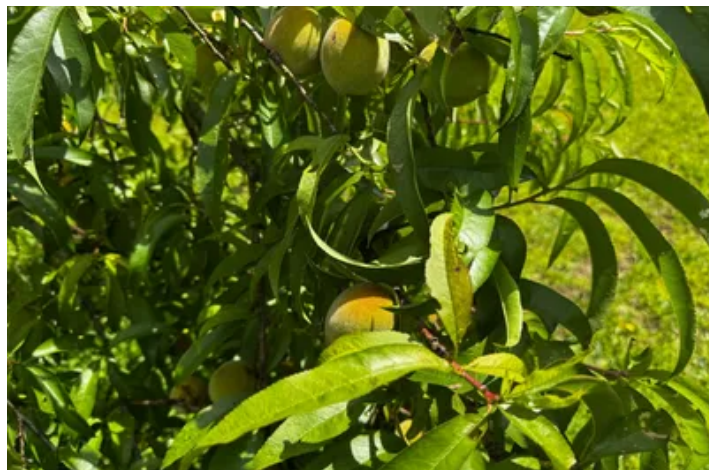
44.660

**Price**

\$190,000

**Property Website**

<https://www.mossyoakproperties.com/property/44-acre-property-for-sale-in-wayne-co-wayne-missouri/83964/>



## **44-acre Property For Sale in Wayne Co. Piedmont, MO / Wayne County**

---

### **PROPERTY DESCRIPTION**

For the dedicated outdoorsman, this 44-acre property just south of Greenville, MO, offers the ultimate private retreat. Located off Highway A and bordered by government land, it provides direct access to thousands of additional acres for hunting, hiking, and outdoor adventure.

This diverse tract features a blend of mature timber and open pasture - ideal for food plots, wildlife habitat, and ATV trails. The area is rich with deer and turkey sign, and the current owner has even spotted turkeys in the front yard. A seasonal wet-weather creek adds natural beauty and a reliable water feature for wildlife.

The property is already set up for comfortable living or weekend stays, with a manufactured home serviced by a private well, a brand-new septic system, and a home generator for backup power. Whether you're looking to build your dream home, establish a hunting camp, or enjoy a peaceful escape, this land is ready to go.

With marketable timber, essential utilities in place, and a location surrounded by public land, this is a rare opportunity to own a self-sufficient, recreational haven in the heart of the Ozarks.

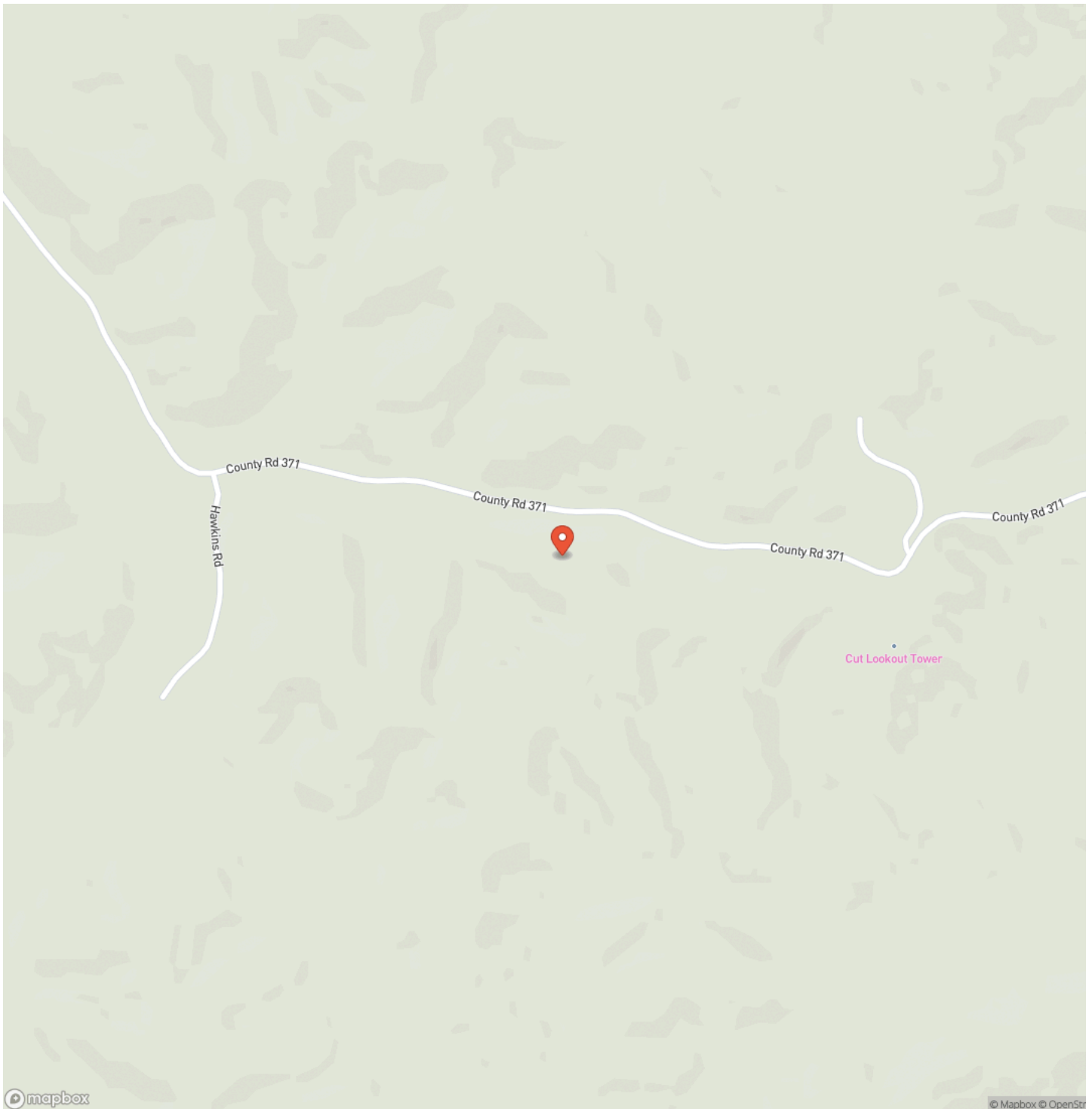


44-acre Property For Sale in Wayne Co.  
Piedmont, MO / Wayne County

---

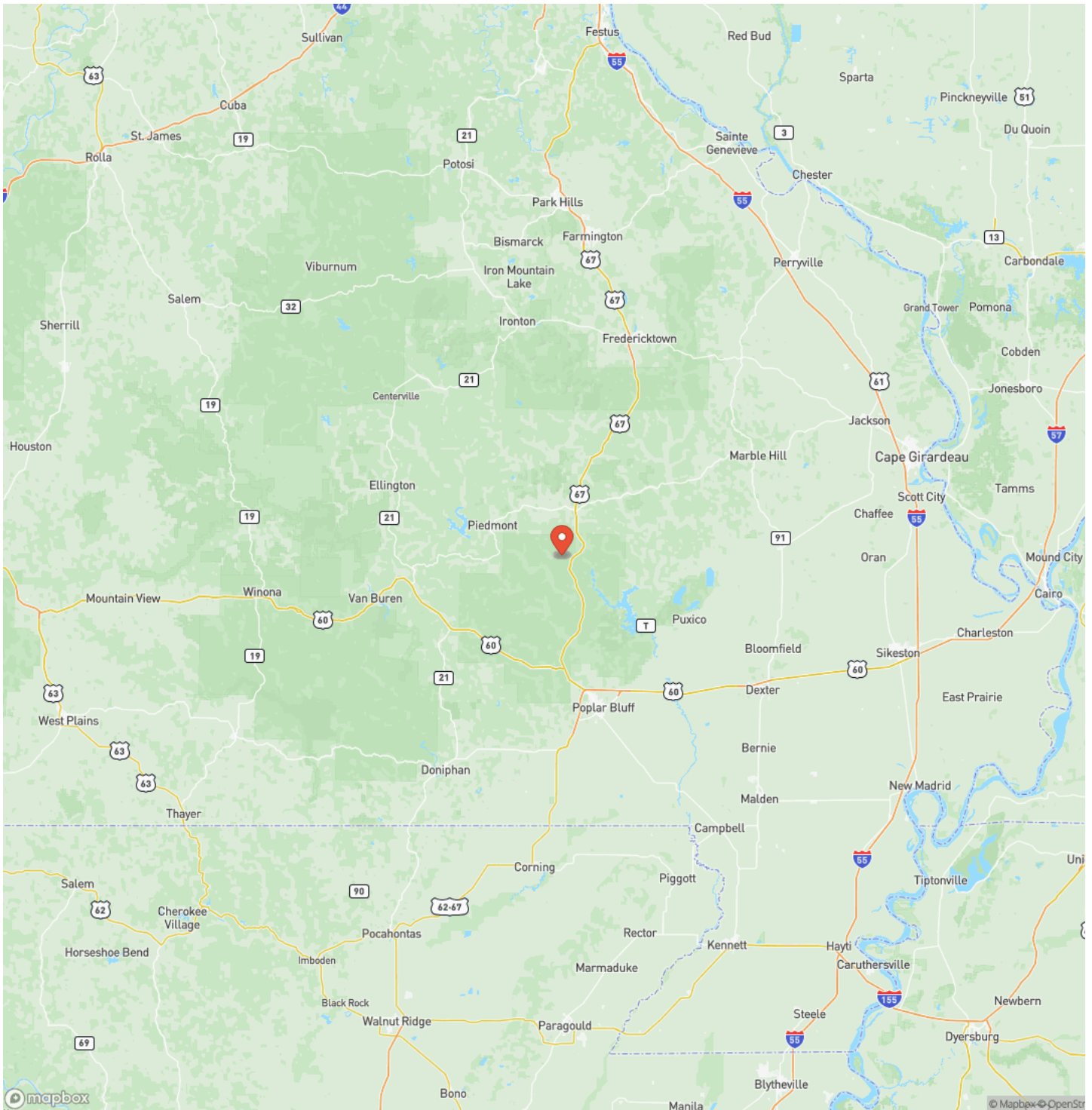


## Locator Map





## Locator Map





## Satellite Map



## 44-acre Property For Sale in Wayne Co. Piedmont, MO / Wayne County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matthew Tubb

## Mobile

(573) 776-8200

## Office

(573) 712-2252

## Email

mtubb@mossyoakproperties.com

## Address

947 N Westwood Blvd

## City / State / Zip

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal 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.



**MORE INFO ONLINE:**  
**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.



---

**Mossy Oak Properties Mozark Realty**  
947 N. Westwood Blvd.  
Poplar Bluff, MO 63901  
(573) 712-2252  
[MossyOakProperties.com](http://MossyOakProperties.com)

---