

Private 42± AC Property For Sale in Wayne Co.
3822 Wayne Route BB
Greenville, MO 63944

\$264,900
42.300± Acres
Wayne County



**Private 42± AC Property For Sale in Wayne Co.
Greenville, MO / Wayne County**

SUMMARY

Address

3822 Wayne Route BB

City, State Zip

Greenville, MO 63944

County

Wayne County

Type

Recreational Land, Single Family, Residential Property, Farms, Ranches

Latitude / Longitude

37.025319 / -90.38058

Dwelling Square Feet

1960

Bedrooms / Bathrooms

3 / 2

Acreage

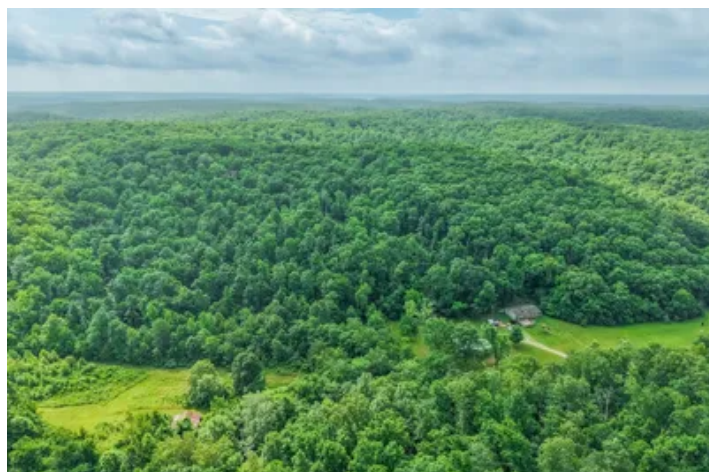
42.300

Price

\$264,900

Property Website

<https://www.mossoakproperties.com/property/private-42-ac-property-for-sale-in-wayne-co-wayne-missouri/110134/>



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PROPERTY DESCRIPTION

Escape to the Ozarks with this private 42± acre property located at 3822 Wayne Route BB in Greenville, Missouri. Tucked away at the end of the road, this secluded retreat offers unmatched privacy while adjoining thousands of acres of Mark Twain National Forest and sitting less than 2 miles from the Page Branch boat ramp on Wappapello Lake, making it a true outdoorsman's dream.

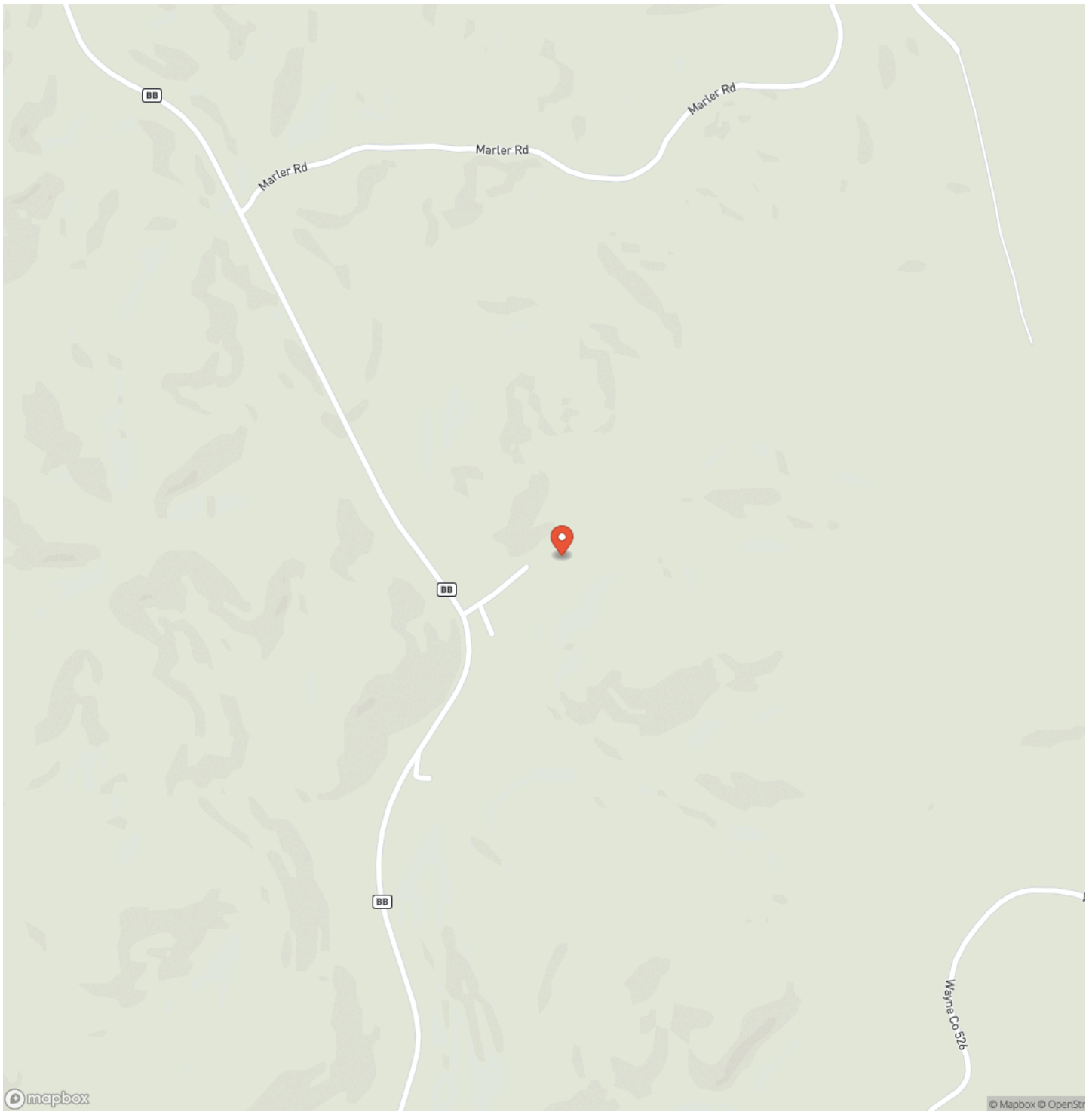
The property features a well-maintained 2013 all-electric double-wide home offering 3 bedrooms and 2 bathrooms, along with a covered front porch, deck, and a concrete pad already in place for a future garage or workshop. Also included is a second residence, a 1,486 sq. ft. 1971 double-wide with log siding, metal roof, propane heat, and propane range/stove. This home offers 3 bedrooms and 2 bathrooms but needs repairs, creating an opportunity for a guest house, hunting cabin, rental property, or renovation project. An old barn provides additional storage and character.

Loaded with wildlife, the owners regularly see deer and turkeys from the front porch. Whether you're looking for a full-time residence, hunting retreat, or recreational getaway, properties offering this much privacy, wildlife, and direct access to Mark Twain National Forest are hard to find.

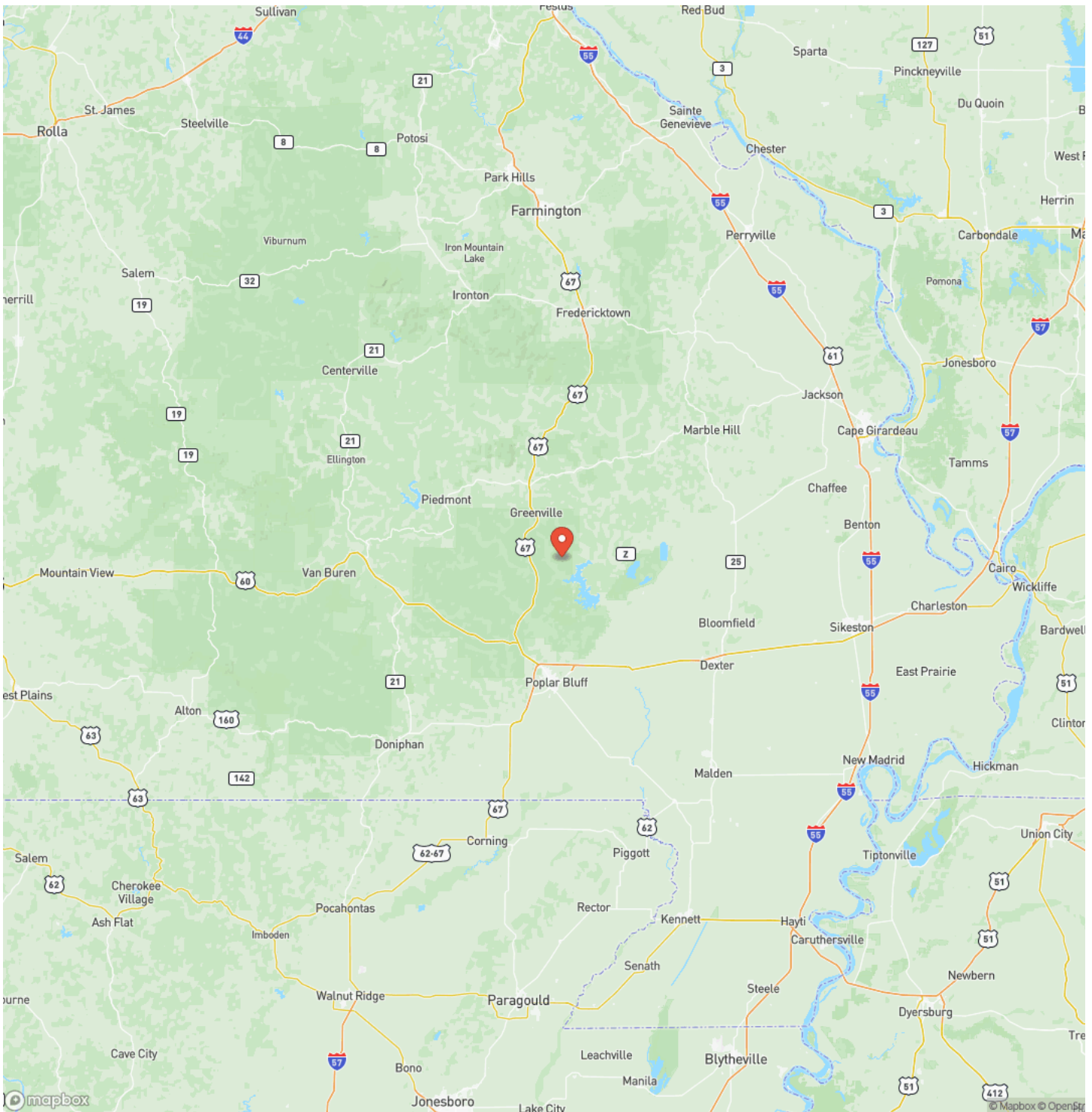
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Greenville, MO / Wayne County



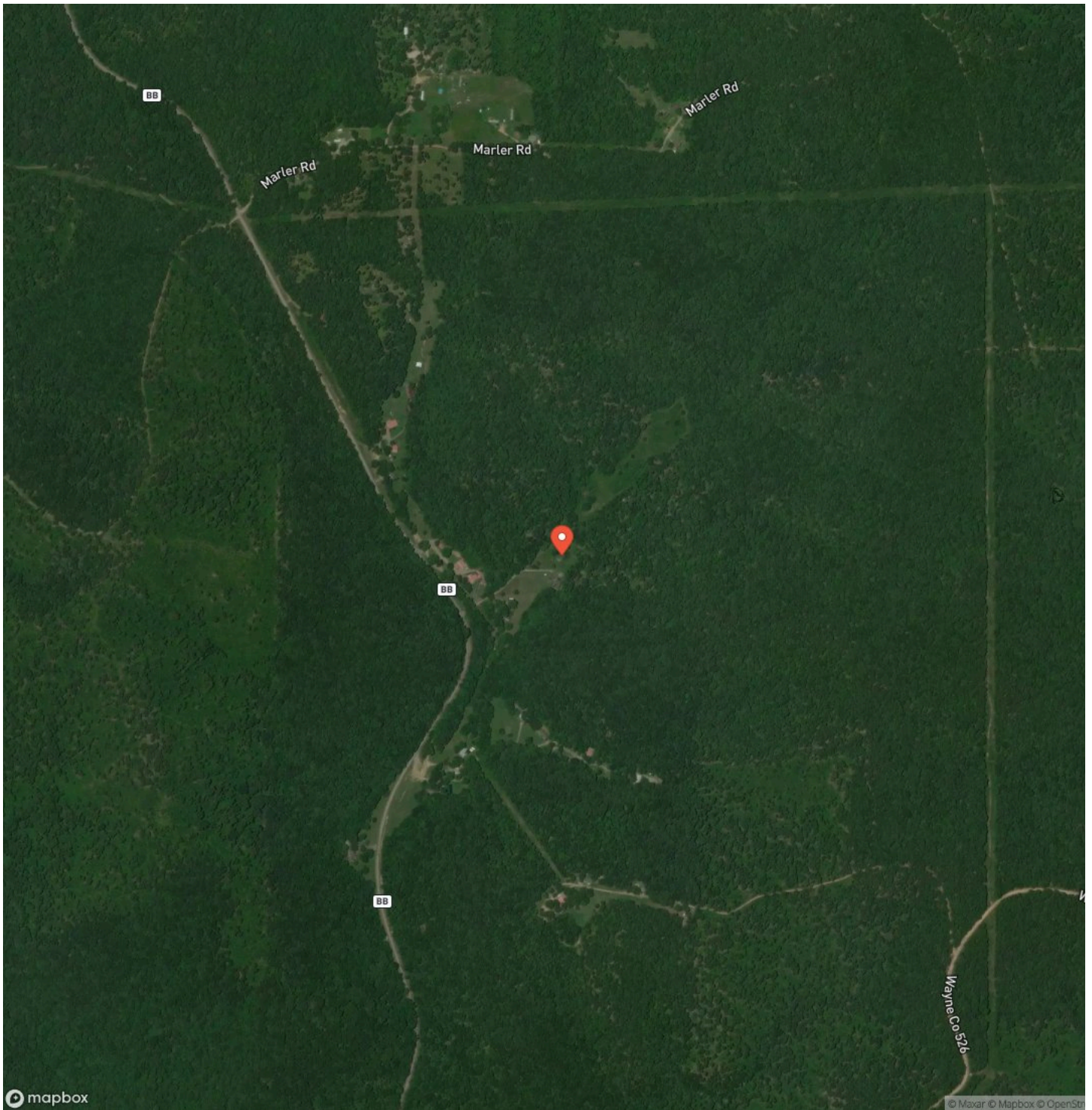
Locator Map



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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