

T-Farm 53
569 County Road 293 Tract 1
Thayer, MO 65791

\$279,900
53± Acres
Oregon County



T-Farm 53
Thayer, MO / Oregon County

SUMMARY

Address

569 County Road 293 Tract 1

City, State Zip

Thayer, MO 65791

County

Oregon County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

36.5833 / -91.4824

Taxes (Annually)

45

Dwelling Square Feet

1604

Bedrooms / Bathrooms

3 / 1

Acreage

53

Price

\$279,900

Property Website

<https://livingthedreamland.com/property/t-farm-53-oregon-missouri/61304/>



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PROPERTY DESCRIPTION

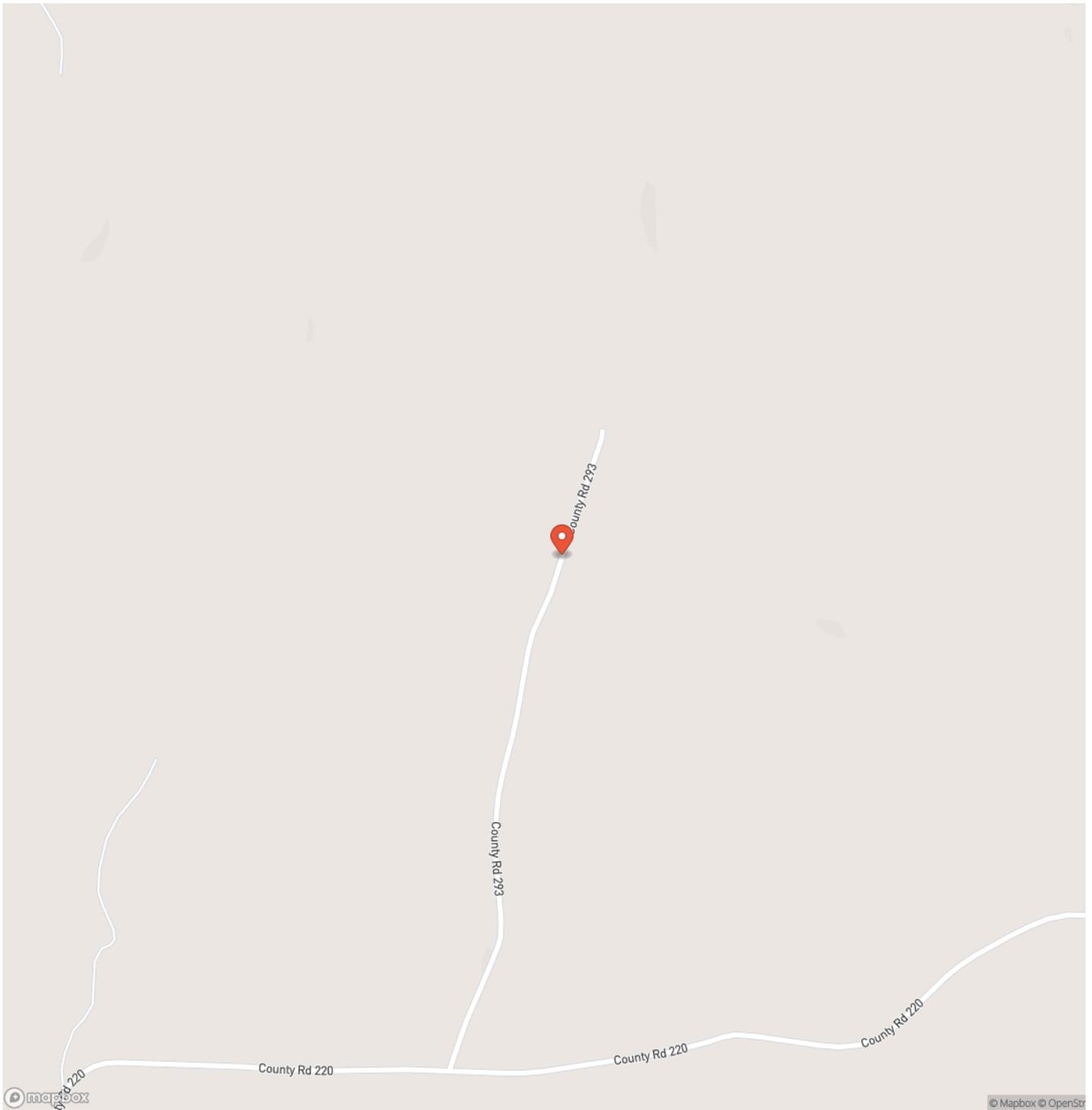
Seller will offer a \$10000 credit to buyer at closing for lease in place. 53 acre property full of natural beauty. Located just south of West Plains, MO, in Oregon County. The land features a wet weather creek & approx 7 ponds, providing ample water sources for livestock and wildlife. A newly renovated 3-bed, 1-bath farmhouse sits on the property, offering a comfortable & inviting space for a full-time residence or a serene weekend getaway. The area is also known for its abundant turkey population, enhancing its appeal as a hunting destination. The property's proximity to Norfolk Lake adds to its allure, offering recreational opportunities such as fishing and boating just a short drive away. This is more than just a farm—it's a lifestyle, blending the tranquility of rural living with the conveniences of modern amenities.



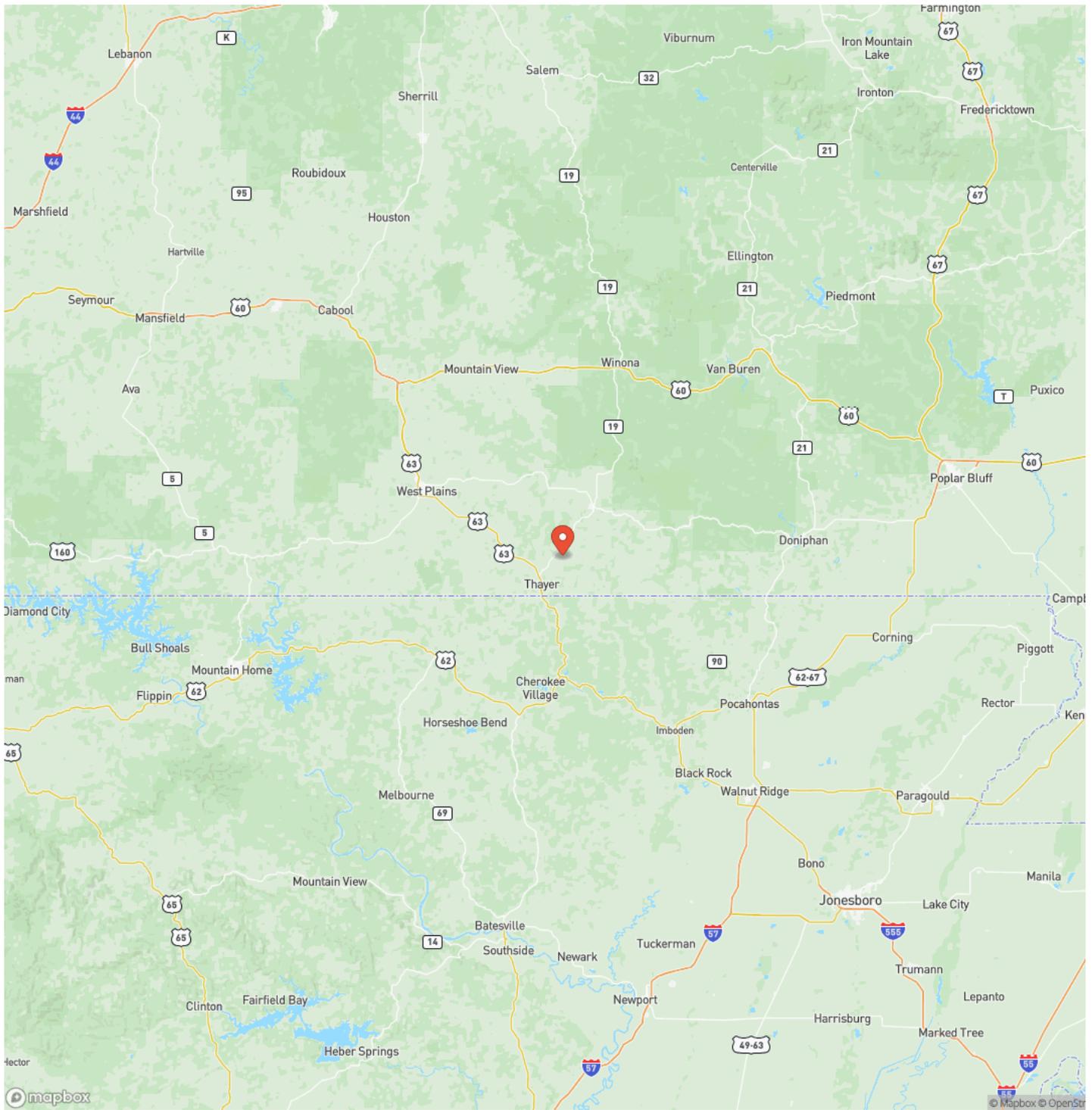
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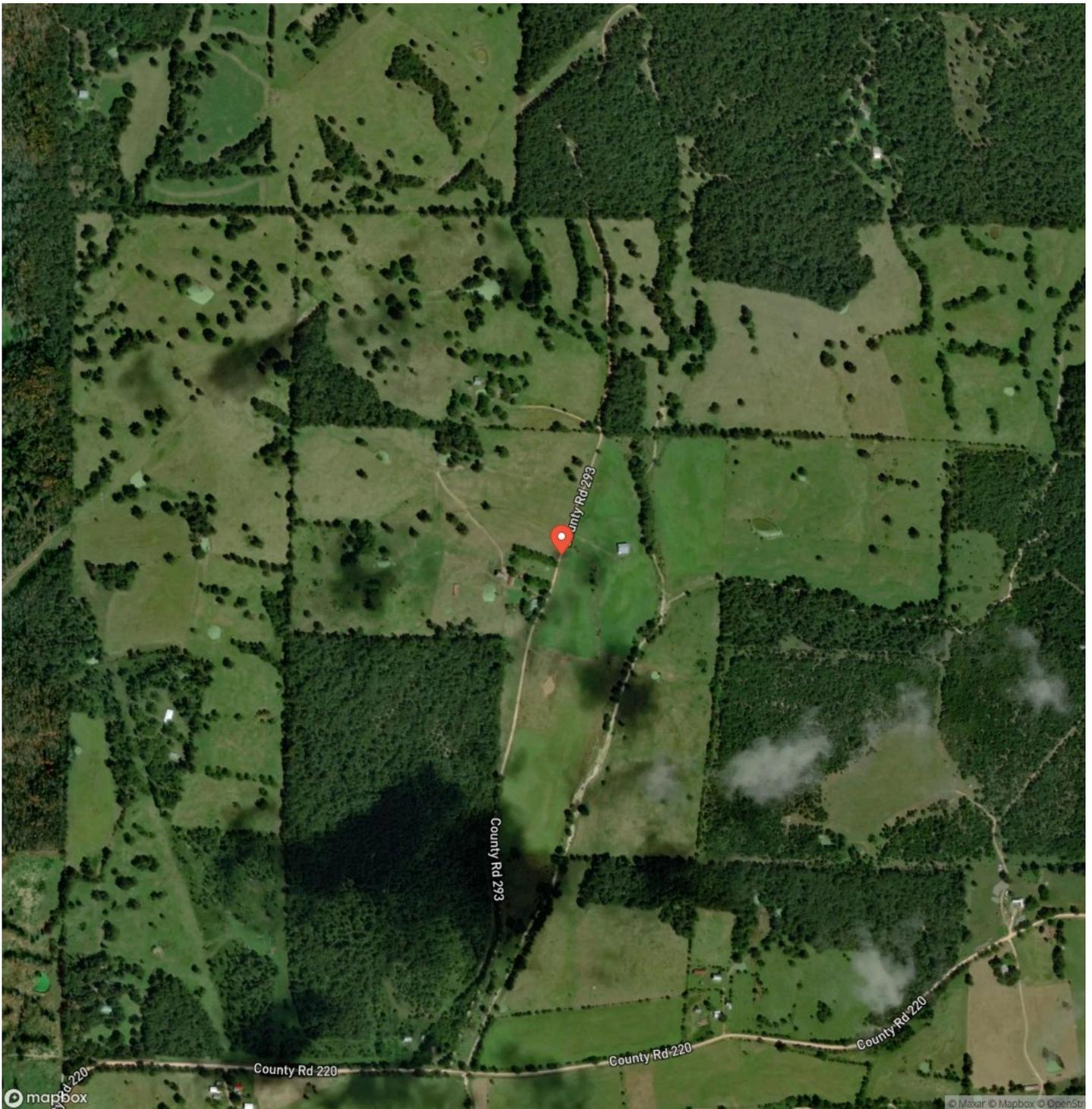
Locator Map



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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