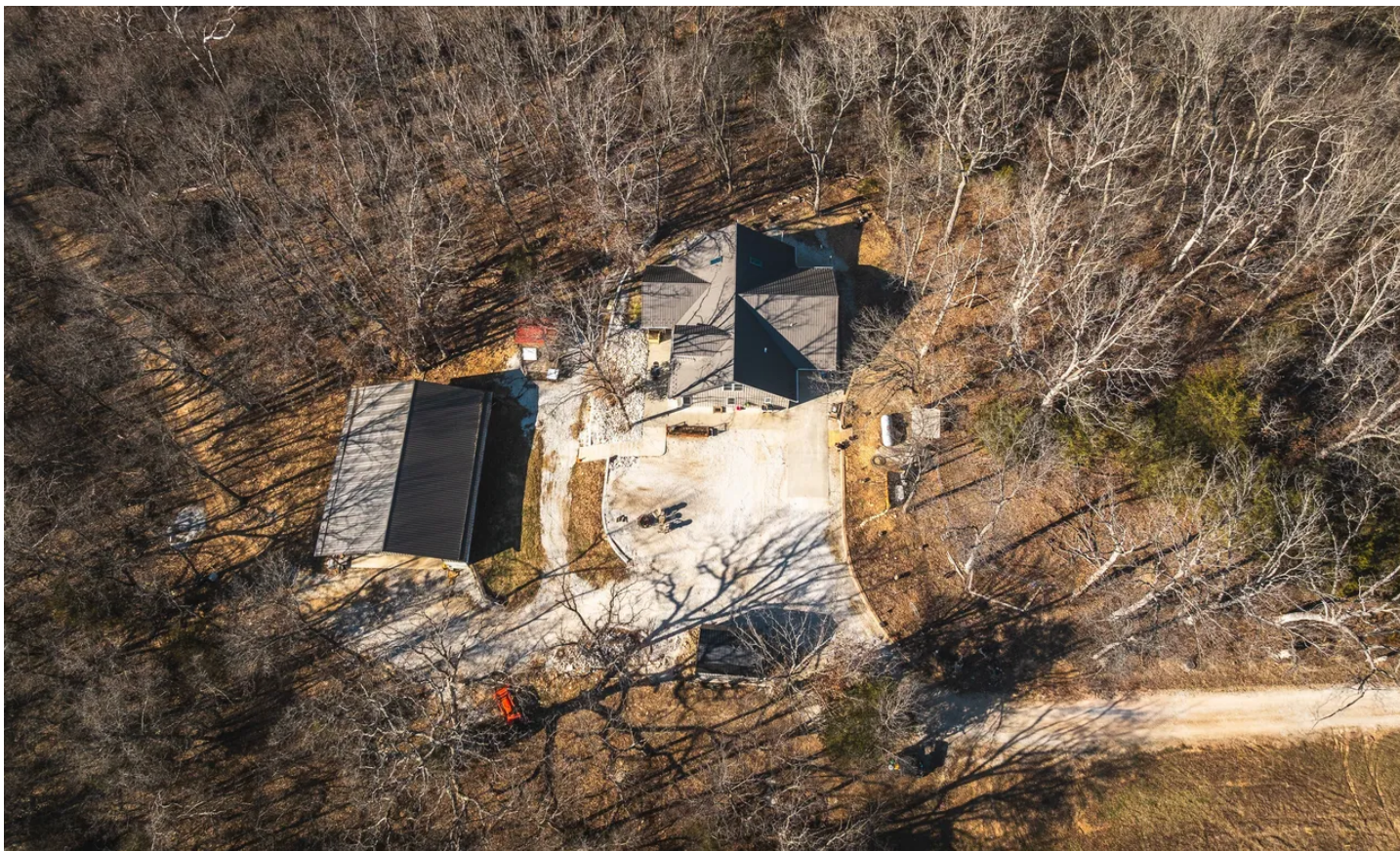


Cooper County Home & Acres
11250 Highway 5
Boonville, MO 65233

\$530,000
10± Acres
Cooper County



Cooper County Home & Acres
Boonville, MO / Cooper County

SUMMARY

Address

11250 Highway 5

City, State Zip

Boonville, MO 65233

County

Cooper County

Type

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

Latitude / Longitude

38.851073 / -92.848423

Dwelling Square Feet

1749

Bedrooms / Bathrooms

3 / 2.5

Acreage

10

Price

\$530,000

Property Website

<https://livingthedreamland.com/property/cooper-county-home-acres-cooper-missouri/83984/>



PROPERTY DESCRIPTION

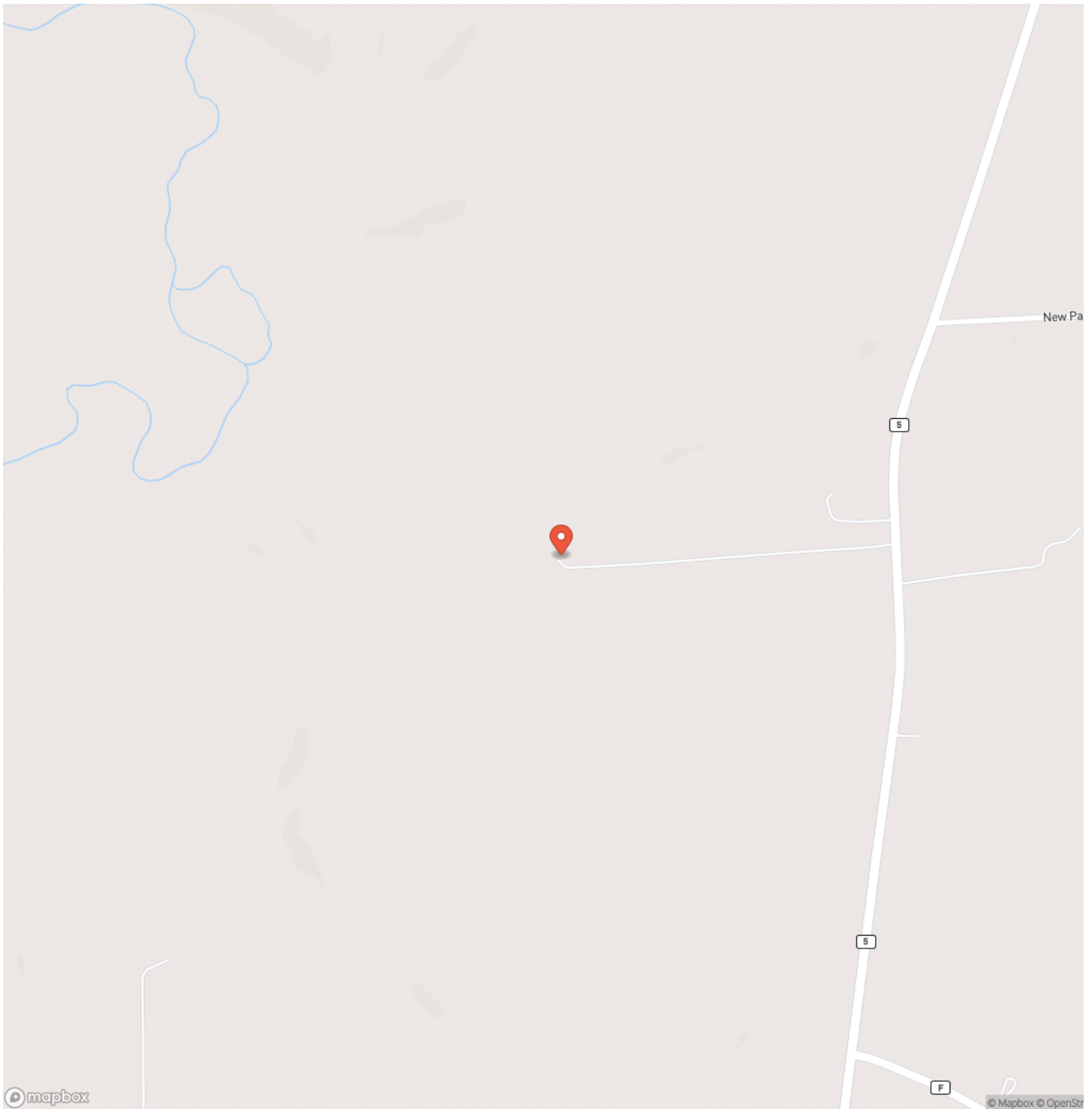
The property has 10 m/l acres located in Cooper County. The land is a paradise for hunters, with turkey, deer, and waterfowl hunting grounds. This stunning 2,240 sq ft home offers the perfect blend of rustic charm and modern luxury. This retreat provides breathtaking views where deer and other wildlife can be seen feeding every day. Inside, the 3-bedroom, 2.5-bathroom home is designed with high-end finishes. Solid alder doors create a warm, inviting atmosphere, while the custom Amish-built cabinets with elegant quartz countertops bring both beauty and functionality to the space. The home is energy-efficient, with spray foam insulation, a geothermal HVAC system, and a whole-house generator. The master suite includes a luxurious bath with heated floors. The property also features a detached 30x40 shop with a 20x40 carport. The finished office within the shop is fully climate-controlled.. Approximately 30 minutes from Columbia and Sedalia.



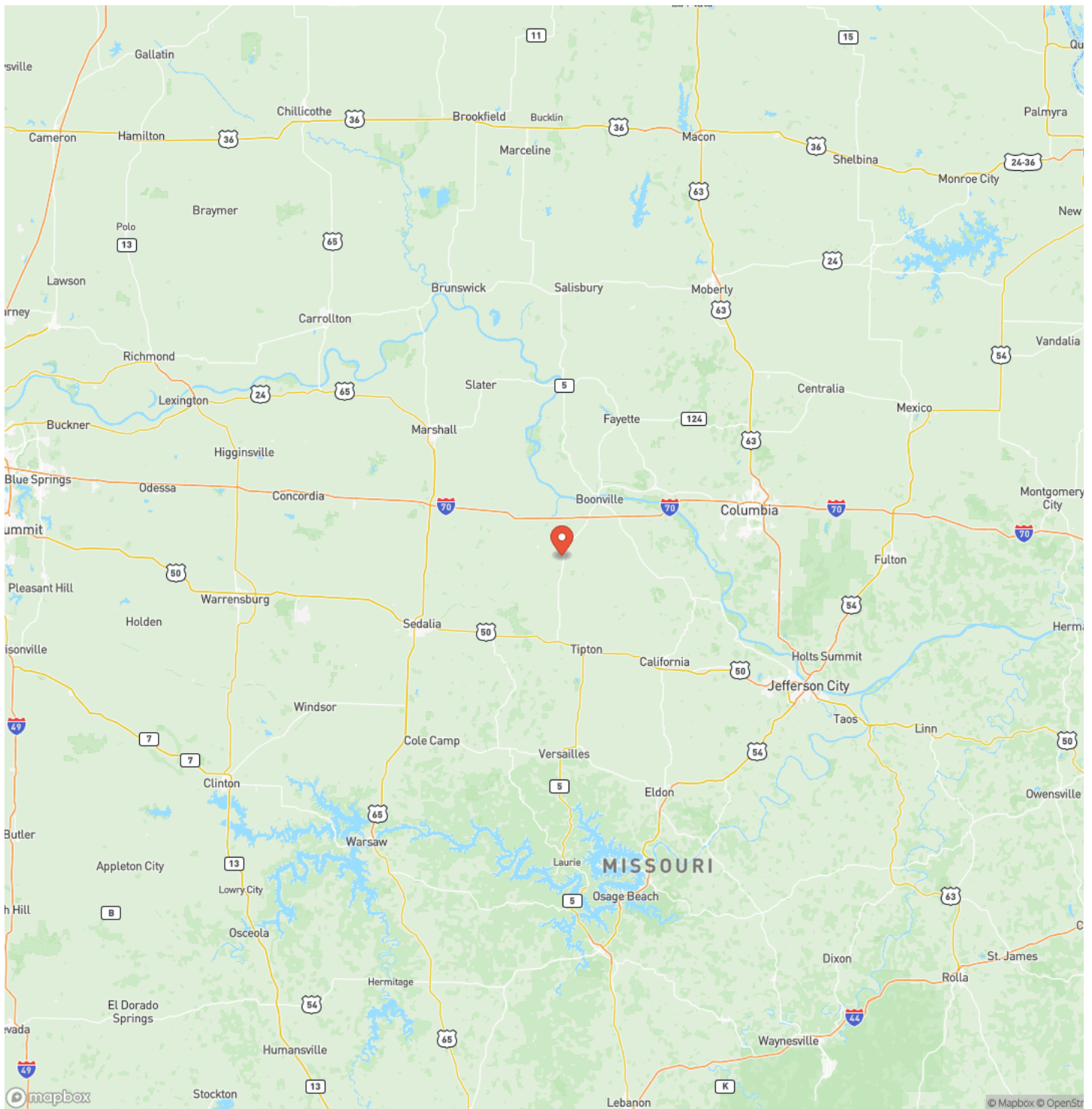
Cooper County Home & Acres
Boonville, MO / Cooper County



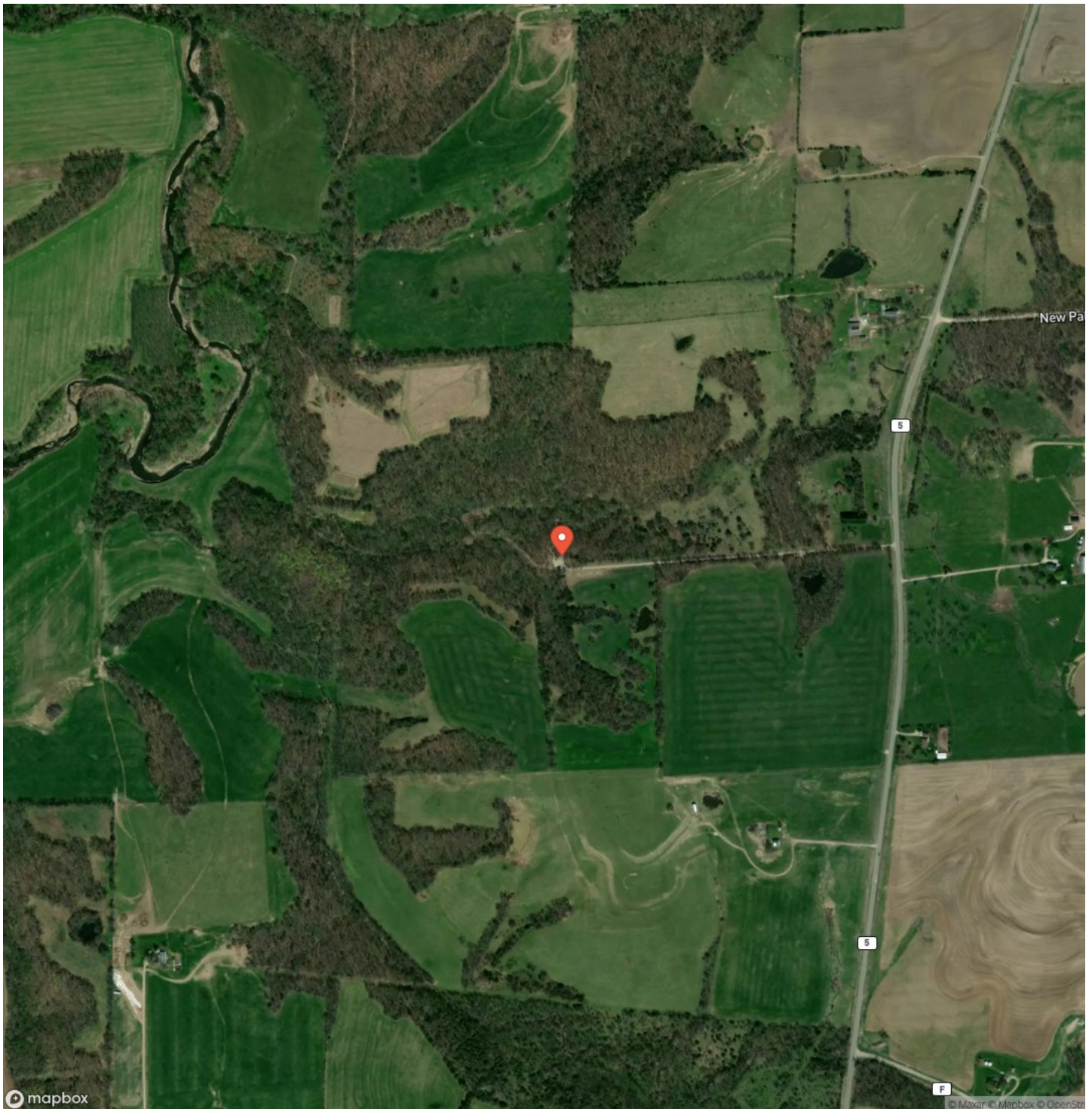
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Browning

Mobile

(417) 260-5176

Office

(855) 289-3478

Email

jwbrowning92@gmail.com

Address

6485 N Service Rd

City / State / Zip

NOTES

[illegible]

This image shows a blank 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:

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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

