

**The River's Edge**  
29985 Utica Drive  
Richland, MO 65556

**\$630,000**  
13± Acres  
Laclede County



**The River's Edge**  
**Richland, MO / Laclede County**

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**SUMMARY**

**Address**

29985 Utica Drive

**City, State Zip**

Richland, MO 65556

**County**

Laclede County

**Type**

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

**Latitude / Longitude**

37.77264 / -92.421042

**Dwelling Square Feet**

2100

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

13

**Price**

\$630,000

**Property Website**

<https://livingthedreamland.com/property/the-river-s-edge-laclede-missouri/68710/>



## The River's Edge Richland, MO / Laclede County

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### **PROPERTY DESCRIPTION**

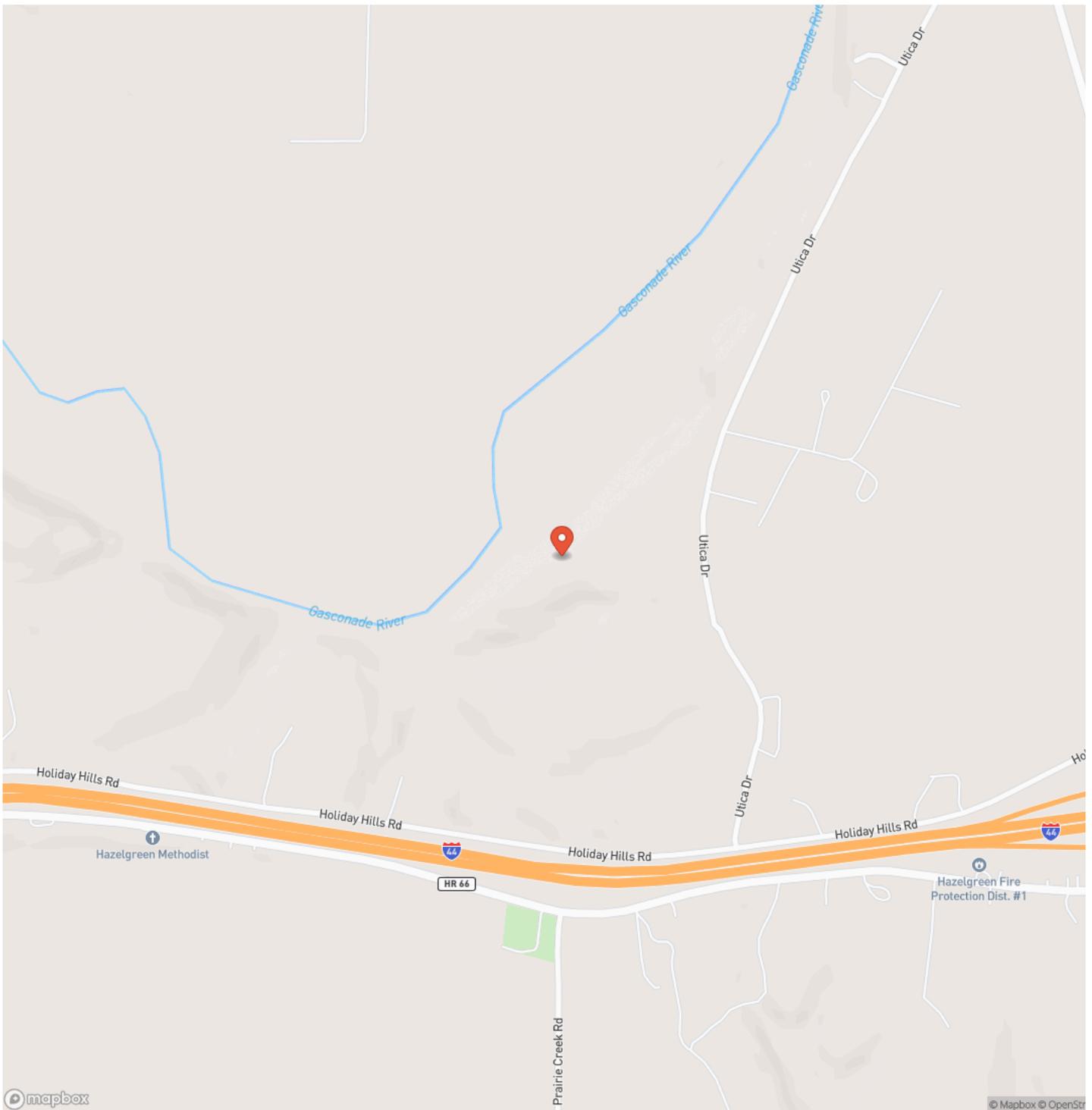
Located in Laclede County The Rivers Edge is an amazing new construction custom home sitting on 13 m/l acres with unbelievable features. This 2100 sq ft 4 bed 2 bath home checks all the boxes with a modern/rustic architectural style . The Single slope roof design gives maximum natural light and picturesque scenic views of the Gasconade river and the beautiful surrounding farmland. Live in comfort and style in this open floor plan with custom knotty alder cabinets and granite countertops, Primary suite has a large custom Onyx shower with glass wall and crafted distressed beam with bluetooth stereo lighting. Main living space features giant stone gas fireplace with a custom live edge mantle and a propane hot water heater. The wow factor of this home is the over 1,500 sq ft of outdoor entertainment space overlooking the unbelievable valley views of the Gasconade river. Enjoy the views of nature as Eagles soar and mallard ducks fly up and down the water way. Deer and turkey can be viewed crossing the driveway almost daily. For the hikers a game trail leads down to the waters edge, or you can access a primitive boat ramp down a gravel drive that has a deeded easement for river use shared between neighboring properties. Property is agent owned.



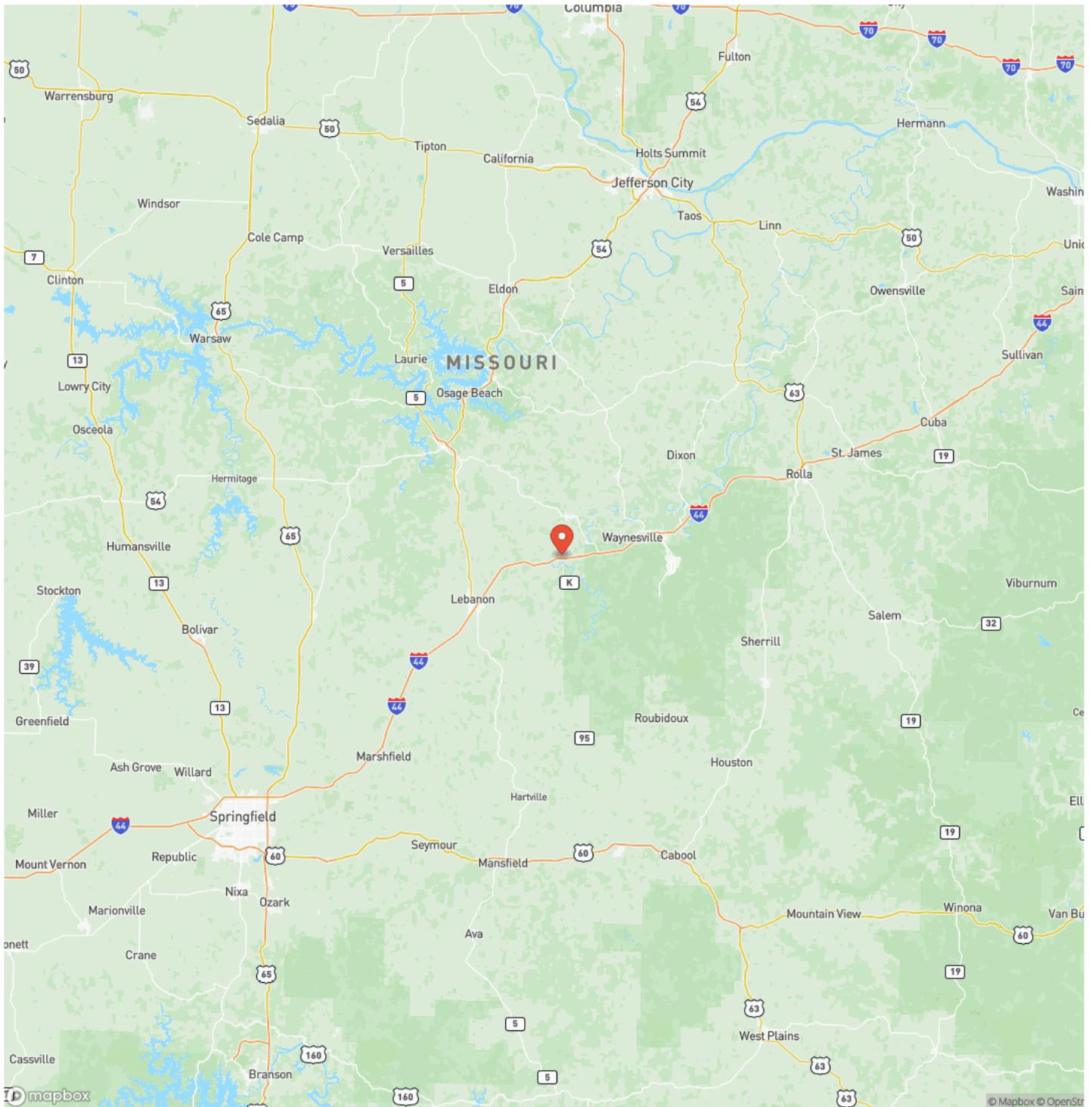
**The River's Edge**  
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## Locator Map



# 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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**Living The Dream Outdoor Properties**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

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