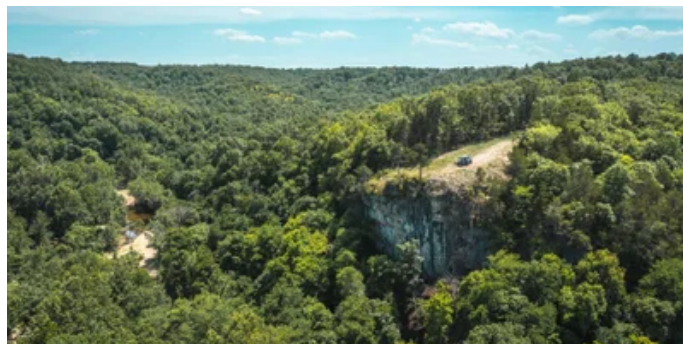


**River Utopia At Gasconade Bluffs**  
22800 Rising Mist Drive  
Waynesville, MO 65583

**\$719,000**  
108.220± Acres  
Pulaski County



**River Utopia At Gasconade Bluffs**  
**Waynesville, MO / Pulaski County**

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**SUMMARY**

**Address**

22800 Rising Mist Drive

**City, State Zip**

Waynesville, MO 65583

**County**

Pulaski County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

**Latitude / Longitude**

37.842270 / -92.277367

**Acreage**

108.220

**Price**

\$719,000

**Property Website**

<https://livingthedreamland.com/property/river-utopia-at-gasconade-bluffs-pulaski-missouri/29939/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**





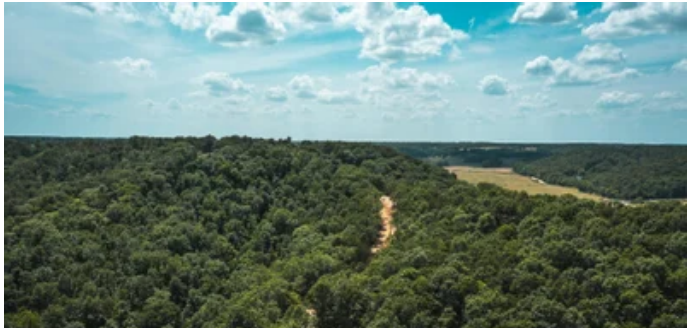
### **PROPERTY DESCRIPTION**

River Utopia At Gasconade Bluffs. This 108 m/l acre parcel is the perfect river destination for someone who searching for a private oasis. Just minutes from town and off a paved highway this property has several great building sites. A 40x50 shop building, New well, and 3 full RV hookups all out of the flood zone. Miles of wide side by side trails cross through the property for hours of recreational riding or great access points for the fantastic deer and turkey hunting. The river bottom is one of the greatest places in Missouri with an unbelievable gravel bar and your own access to the Gasconade River. Several springs provide year round cool water even on the hottest of days. This stretch of the river is on the quieter side with out a lot of boat and canoe traffic.



River Utopia At Gasconade Bluffs  
Waynesville, MO / Pulaski County

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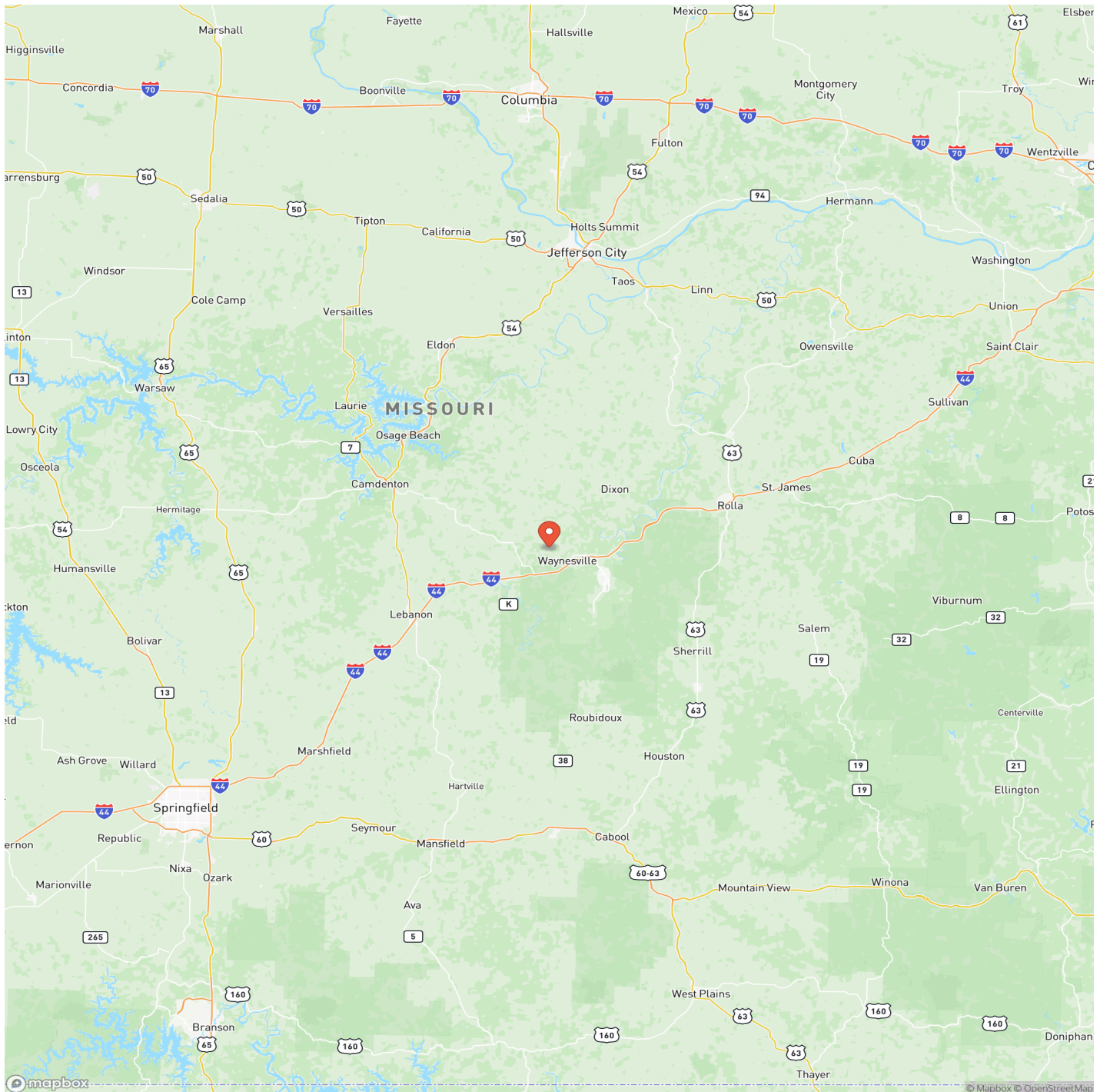




# Locator Map



## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



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Jeff Browning

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(417) 260-5176

**Office**

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jwbrowning92@gmail.com

**Address**

26435 Sandbar Lane

**City / State / Zip**

Laquey, MO 65534

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**NOTES**

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## NOTES

[illegible]

## **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.





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**Living The Dream Outdoor Properties**  
515 S. Franklin St  
Cuba, MO 65453  
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