

Valley View Ranch
000 Highway F
Potosi, MO 63664

\$345,000
58.24± Acres
Washington County



Valley View Ranch Potosi, MO / Washington County

SUMMARY

Address

000 Highway F

City, State Zip

Potosi, MO 63664

County

Washington County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

37.9947 / -90.8205

Acreage

58.24

Price

\$345,000

Property Website

<https://livingthedreamland.com/property/valley-view-ranch-washington-missouri/115948/>



PROPERTY DESCRIPTION

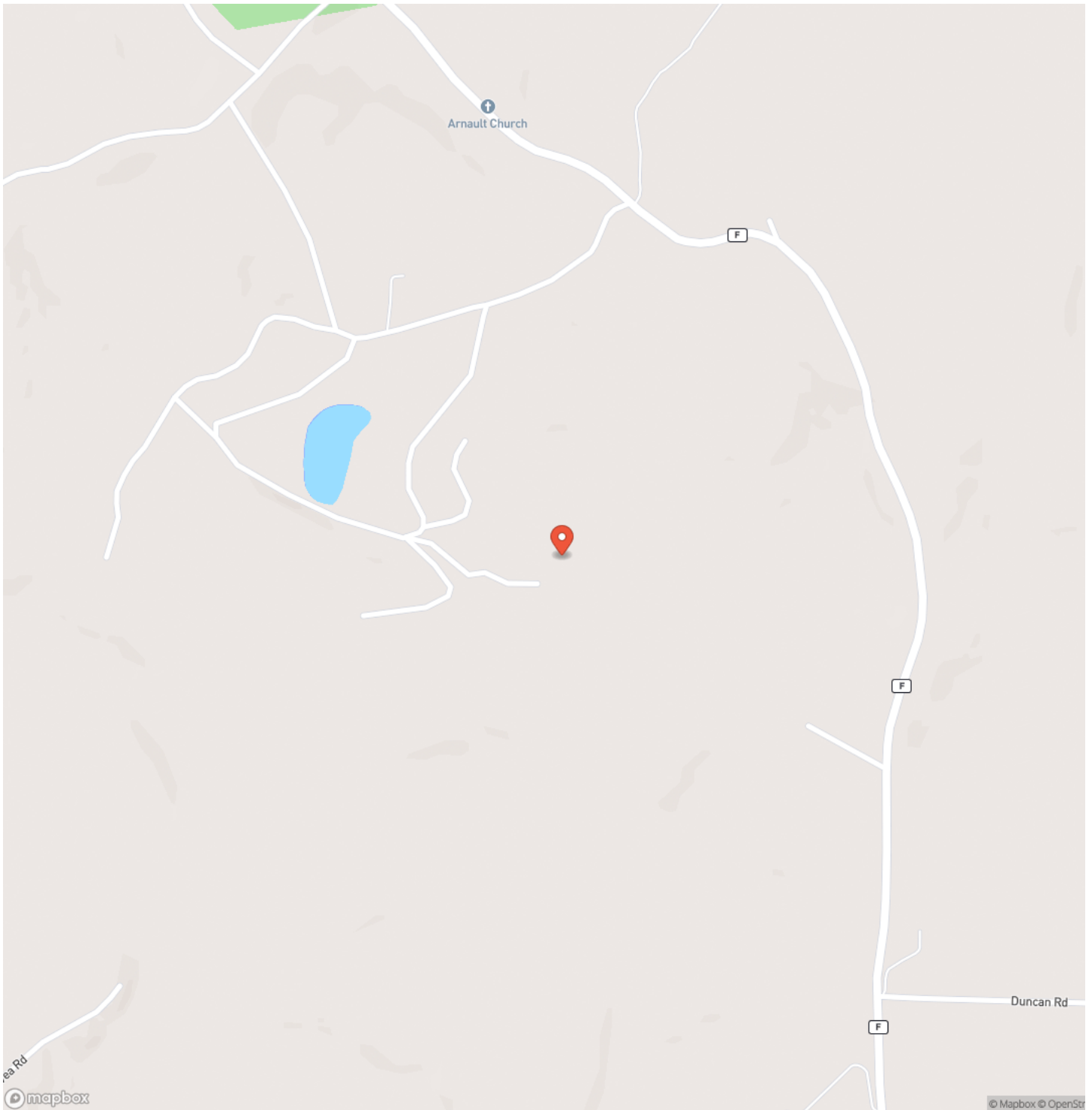
58.24 +/- surveyed acres just outside Potosi offering an incredible combination of a scenic homesite, pasture, and excellent hunting. There is a perfect spot at the top of the hill by the road to build your dream home overlooking one of the best views in the area. Electric is already in place in multiple locations. No restrictions give you the freedom to do and build what you want. Imagine watching the sun set almost perfectly in the center of the valley from your porch, with views stretching for miles, the pond below, and your cattle grazing across the property. The property is set up for cattle, featuring new five-strand barbed-wire fencing around nearly the entire perimeter, welded-pipe corners, and a new welded-pipe fence and gate along paved Highway F. Portions of the property have recently been planted in grass. For the outdoorsman, an approximately 18-acre stand of oaks sits on a south-facing slope, creating an excellent hunting setup. Trophy bucks are spotted regularly in the area. A new approximately one-acre pond and year-round creek provide reliable water for cattle and wildlife. All of this is conveniently located along Highway F, less than 10 minutes from everything in Potosi.



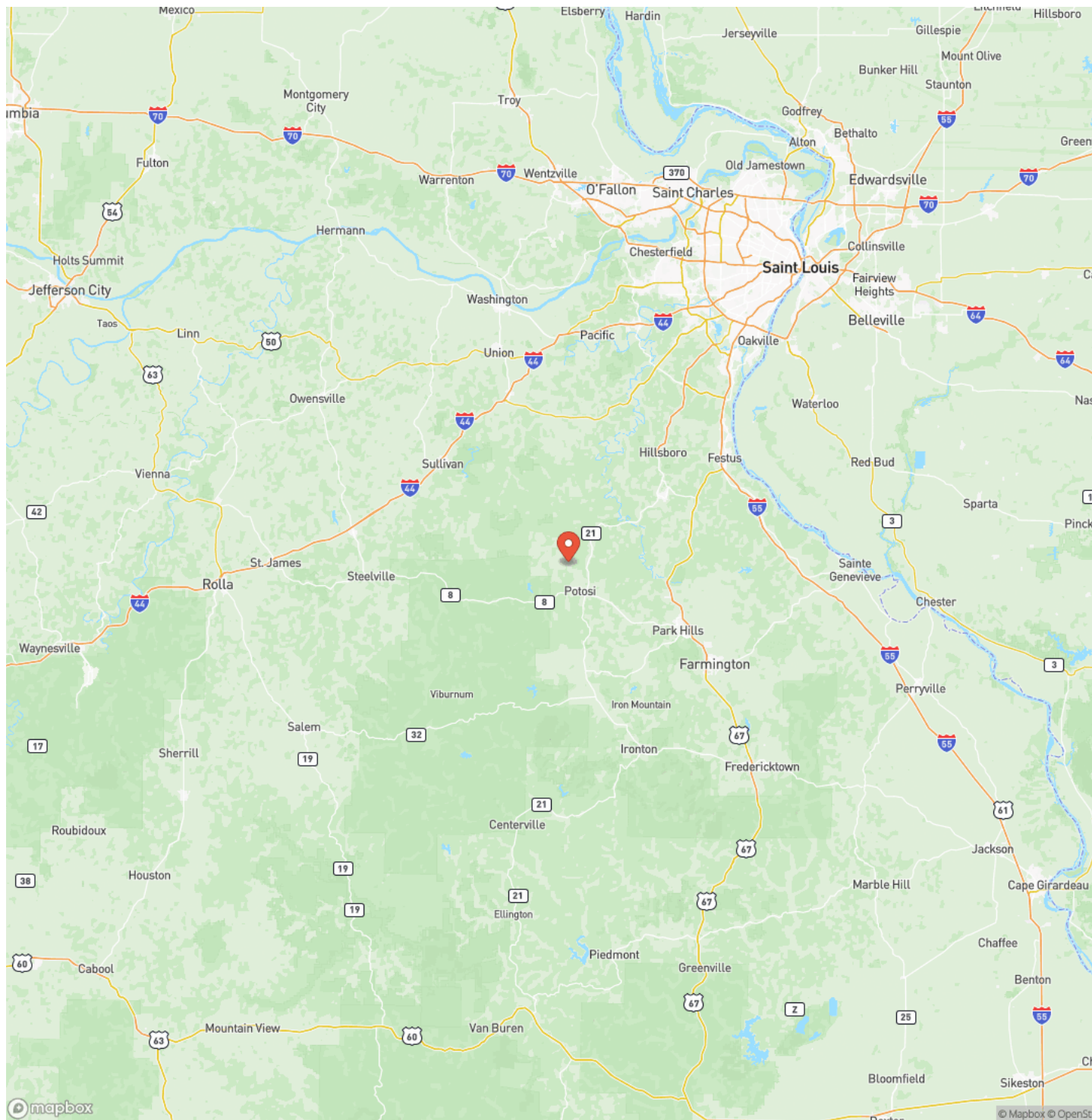
Valley View Ranch
Potosi, MO / Washington County



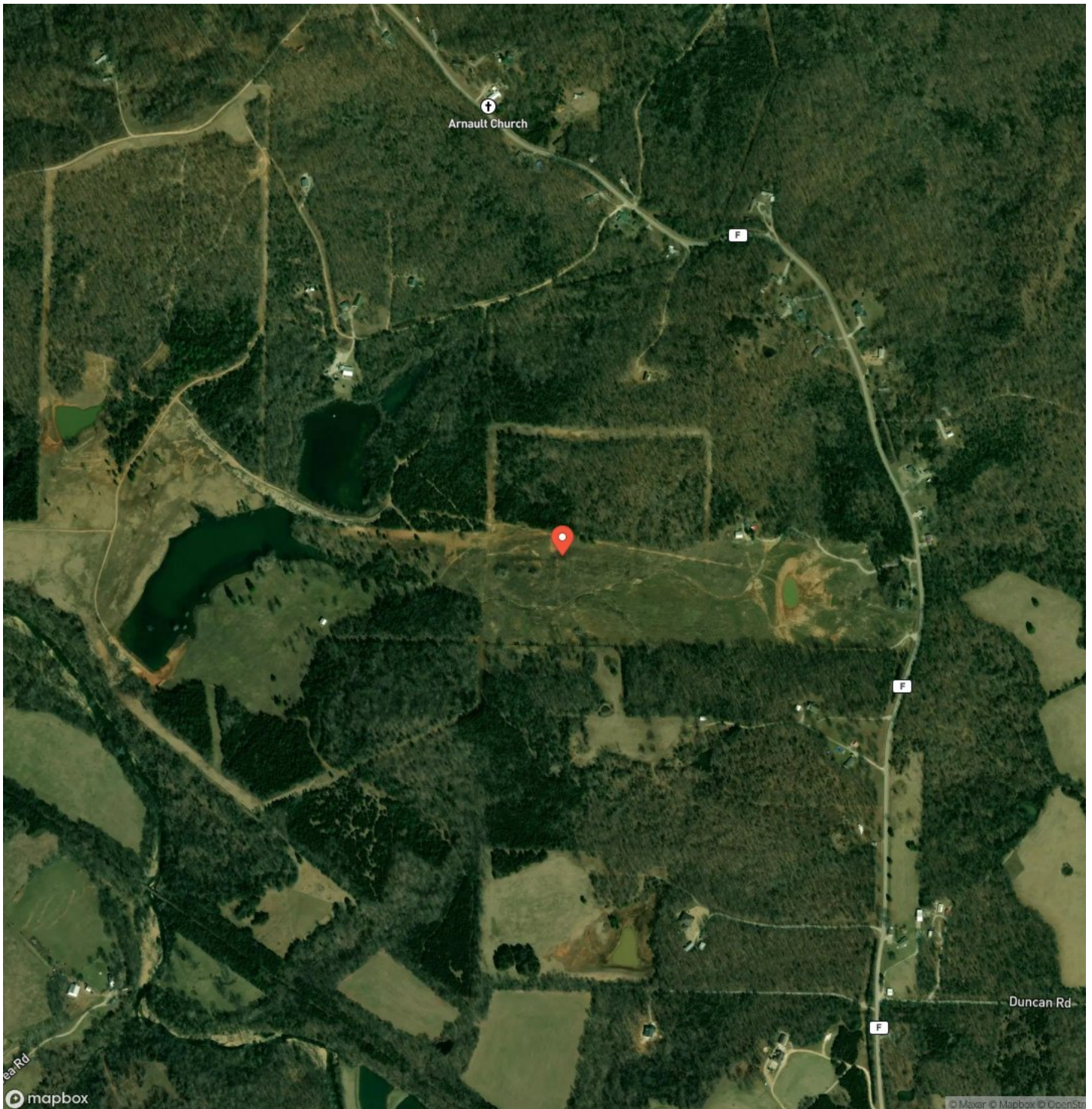
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a single 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.



<https://livingthedreamland.com/>

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

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