

40 Acres of Comfort & Outdoor Adventure
17031 Johnson Branch Rd
Solo, MO 65564

\$279,000
40± Acres
Texas County



40 Acres of Comfort & Outdoor Adventure

Solo, MO / Texas County

SUMMARY

Address

17031 Johnson Branch Rd

City, State Zip

Solo, MO 65564

County

Texas County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

37.263864 / -91.930018

Taxes (Annually)

564

Dwelling Square Feet

1092

Bedrooms / Bathrooms

1 / 1

Acreage

40

Price

\$279,000

Property Website

<https://livingthedreamland.com/property/40-acres-of-comfort-outdoor-adventure-texas-missouri/78914/>



40 Acres of Comfort & Outdoor Adventure

Solo, MO / Texas County

PROPERTY DESCRIPTION

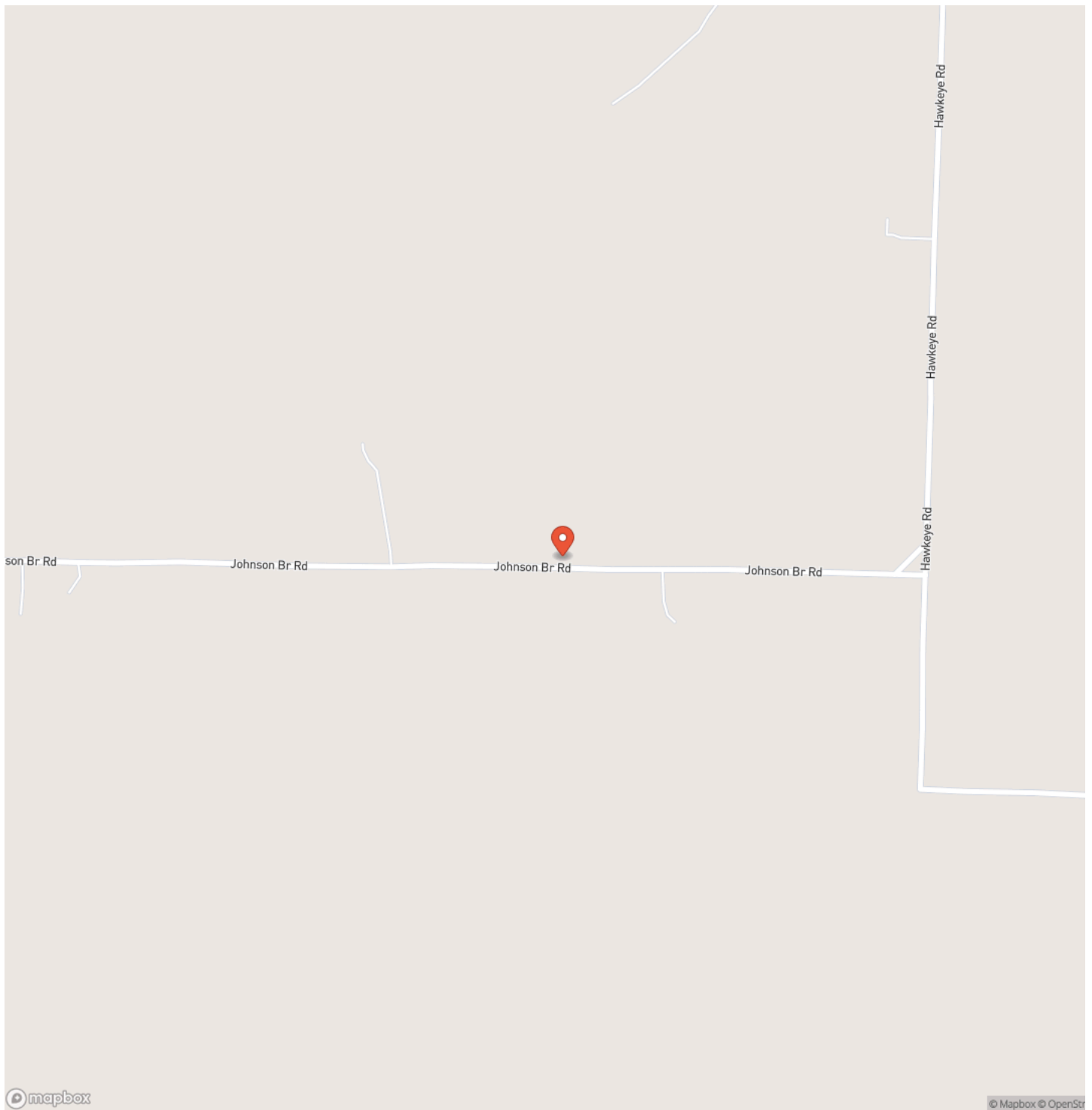
Nestled on 40 acres of scenic land, this beautifully remodeled 1-bedroom, 1-bath home offers the perfect blend of comfort and outdoor adventure. Enjoy breathtaking views from the living room, with trails winding through the woods, two stocked ponds teeming with bass, catfish, and bluegill, and a dedicated shooting range. A partial basement provides extra space, while multiple outbuildings, including a barn and chicken coop, offer endless possibilities. The property features a drilled well with a hand pump and an RV hookup, making it ideal for guests or extended stays. Just minutes from town, this peaceful retreat is the perfect place to embrace country living without sacrificing convenience.



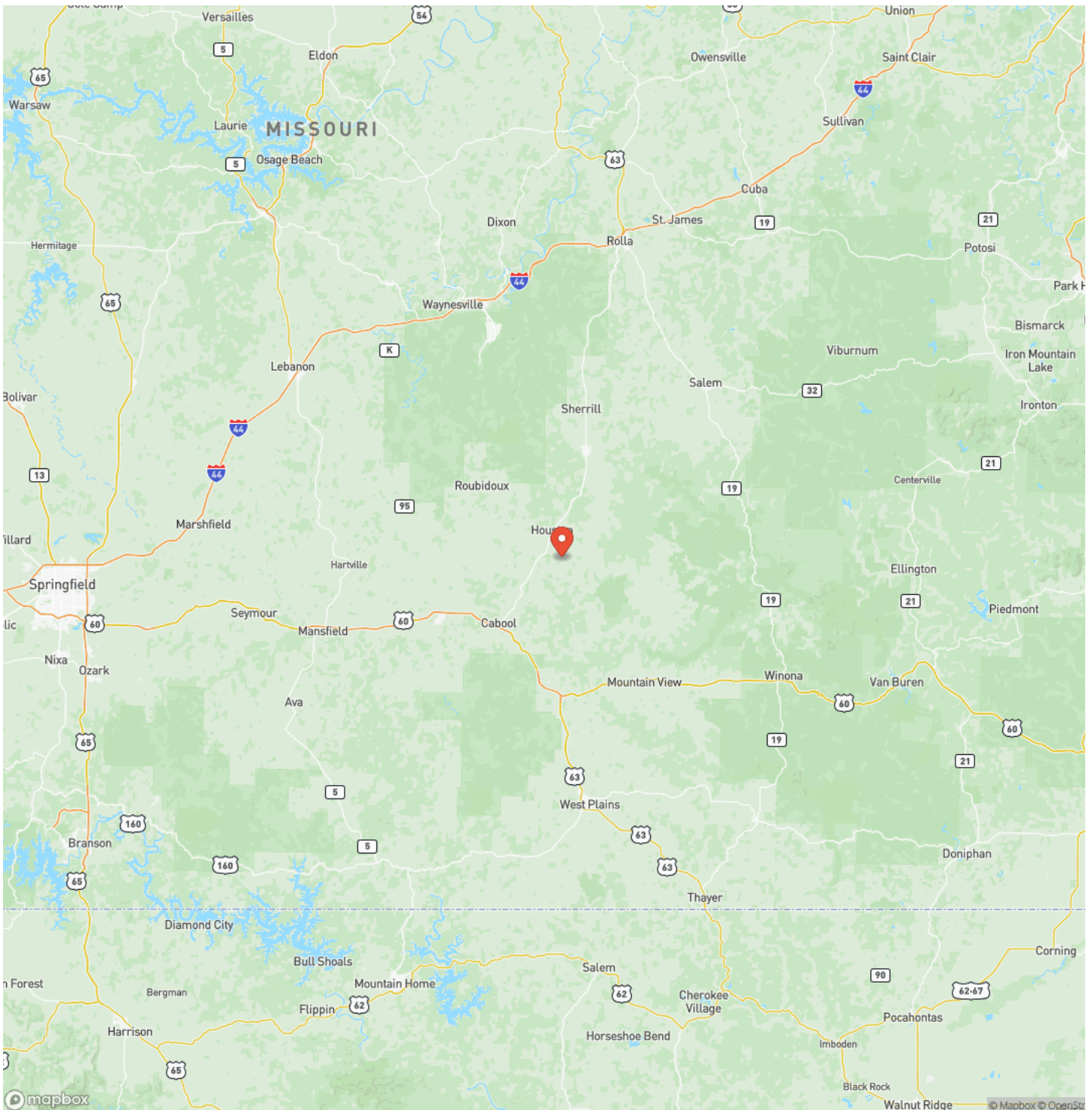
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Solo, MO / Texas County



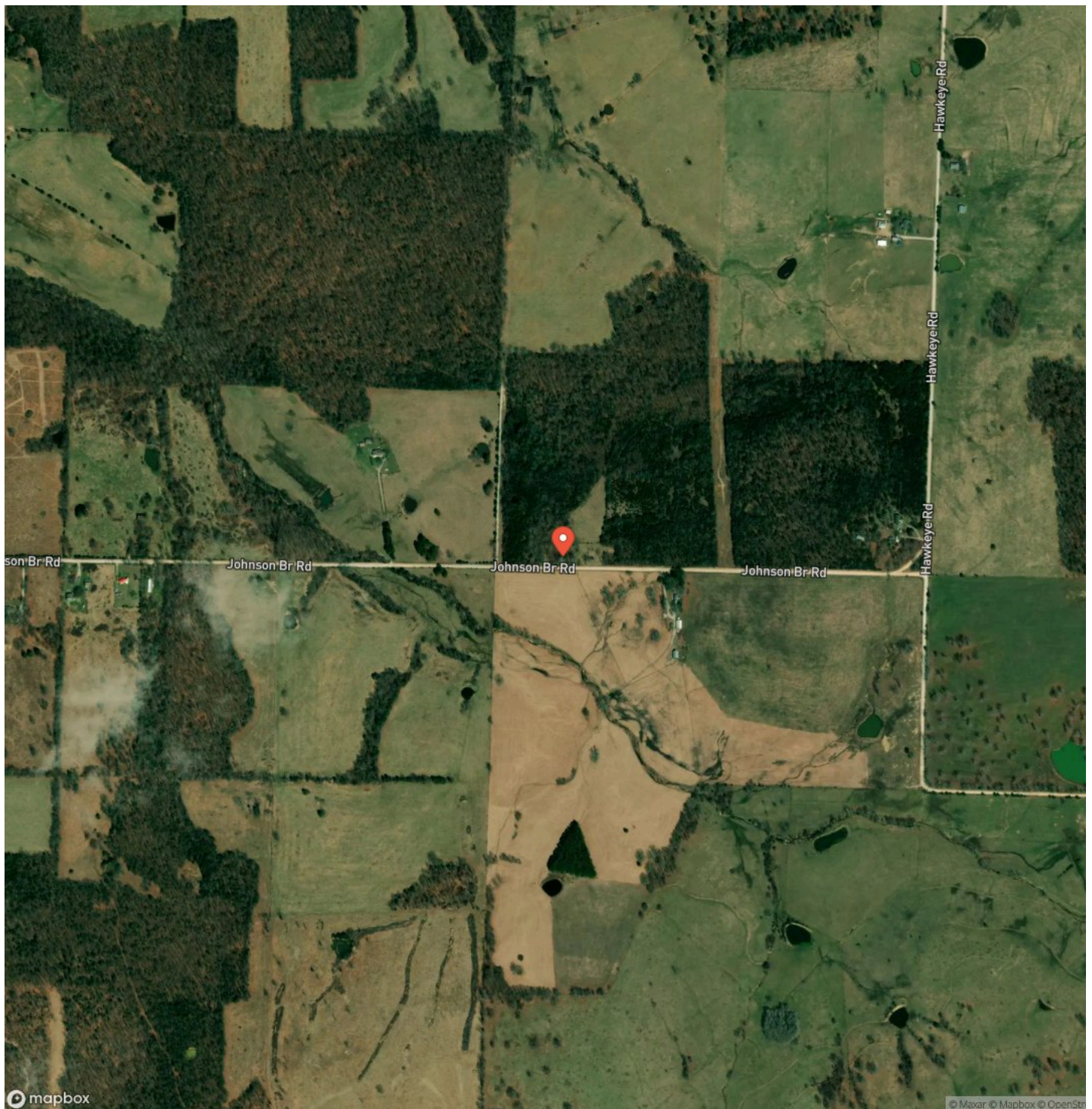
Locator Map



Locator Map



Satellite Map



40 Acres of Comfort & Outdoor Adventure

Solo, MO / Texas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jessica Campbell

Mobile

(417) 217-0483

Email

Jess@livingthedreamland.com

Address

120 West Main Street

City / State / Zip

Houston, MO 65483

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.



<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

(855) 289-3478

<https://livingthedreamland.com/>

