

30 Acres on Highway 17  
9974 Highway 17  
Success, MO 65570

**\$600,000**  
30± Acres  
Texas County



**30 Acres on Highway 17**  
**Success, MO / Texas County**

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**SUMMARY**

**Address**

9974 Highway 17

**City, State Zip**

Success, MO 65570

**County**

Texas County

**Type**

Recreational Land, Hunting Land, Residential Property

**Latitude / Longitude**

37.412483 / -92.075878

**Taxes (Annually)**

673

**Dwelling Square Feet**

1520

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

30

**Price**

\$600,000

**Property Website**

<https://livingthedreamland.com/property/30-acres-on-highway-17-texas-missouri/96789/>



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### **PROPERTY DESCRIPTION**

Beautiful all-brick walkout basement home situated just off the highway on 30 acres of mostly pasture with a pond and stunning views. This spacious property offers 3 bedrooms and 1 bath on the main level, plus an additional bedroom and bath downstairs. The full basement features a man cave and a jacuzzi tub, perfect for relaxing or entertaining. Enjoy covered front and back porches overlooking the fenced acreage, ideal for livestock or outdoor enjoyment. The home includes a 1-car attached garage and a 1-car detached garage with electric. Washer and dryer hookups are available on both the main floor and in the basement. With over a quarter mile of highway frontage, easy access is a plus. Located just miles from thousands of acres of Mark Twain National Forest and Dogs Bluff River access, this property offers abundant wildlife, privacy, and the perfect blend of convenience and country living.



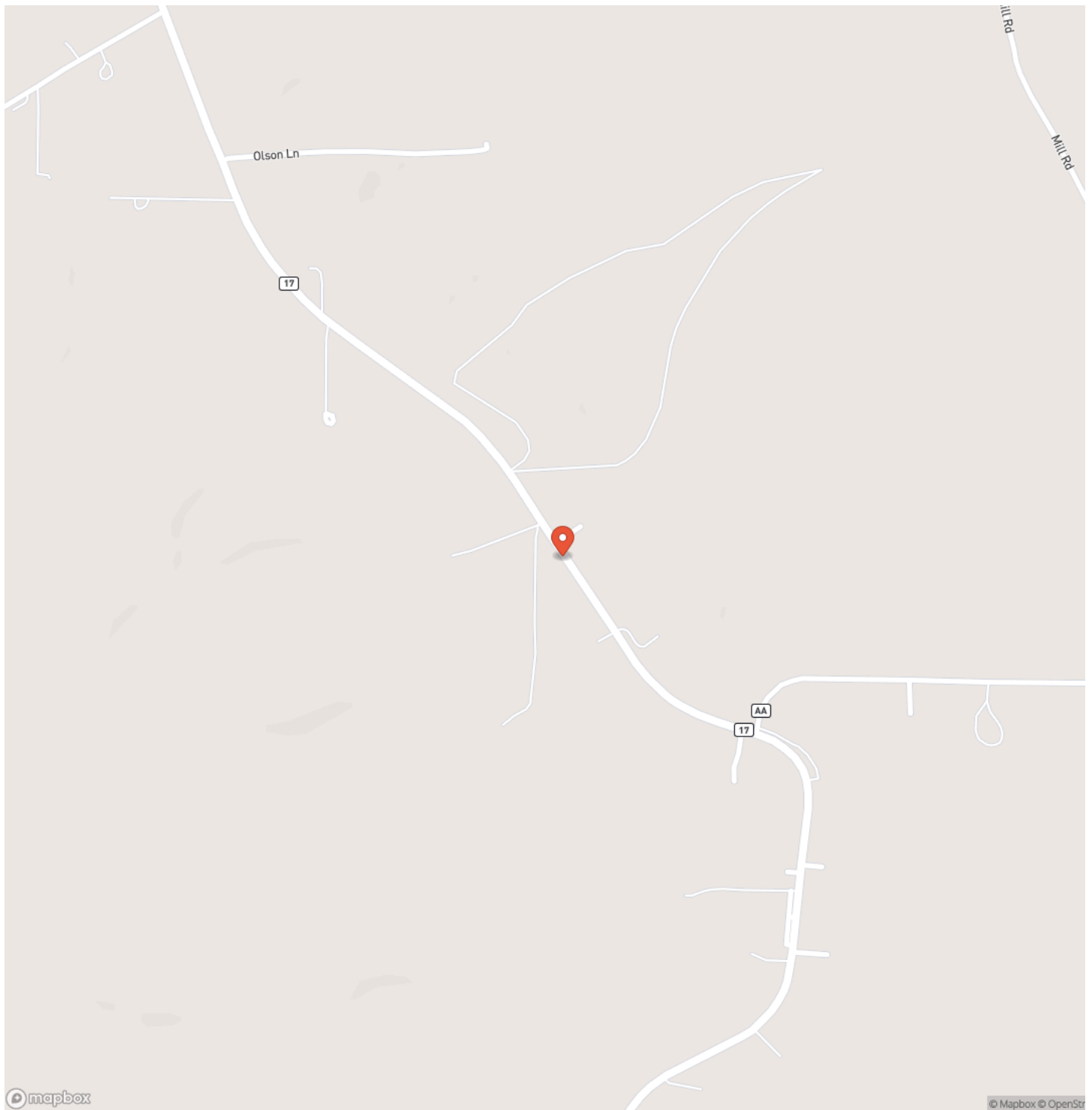


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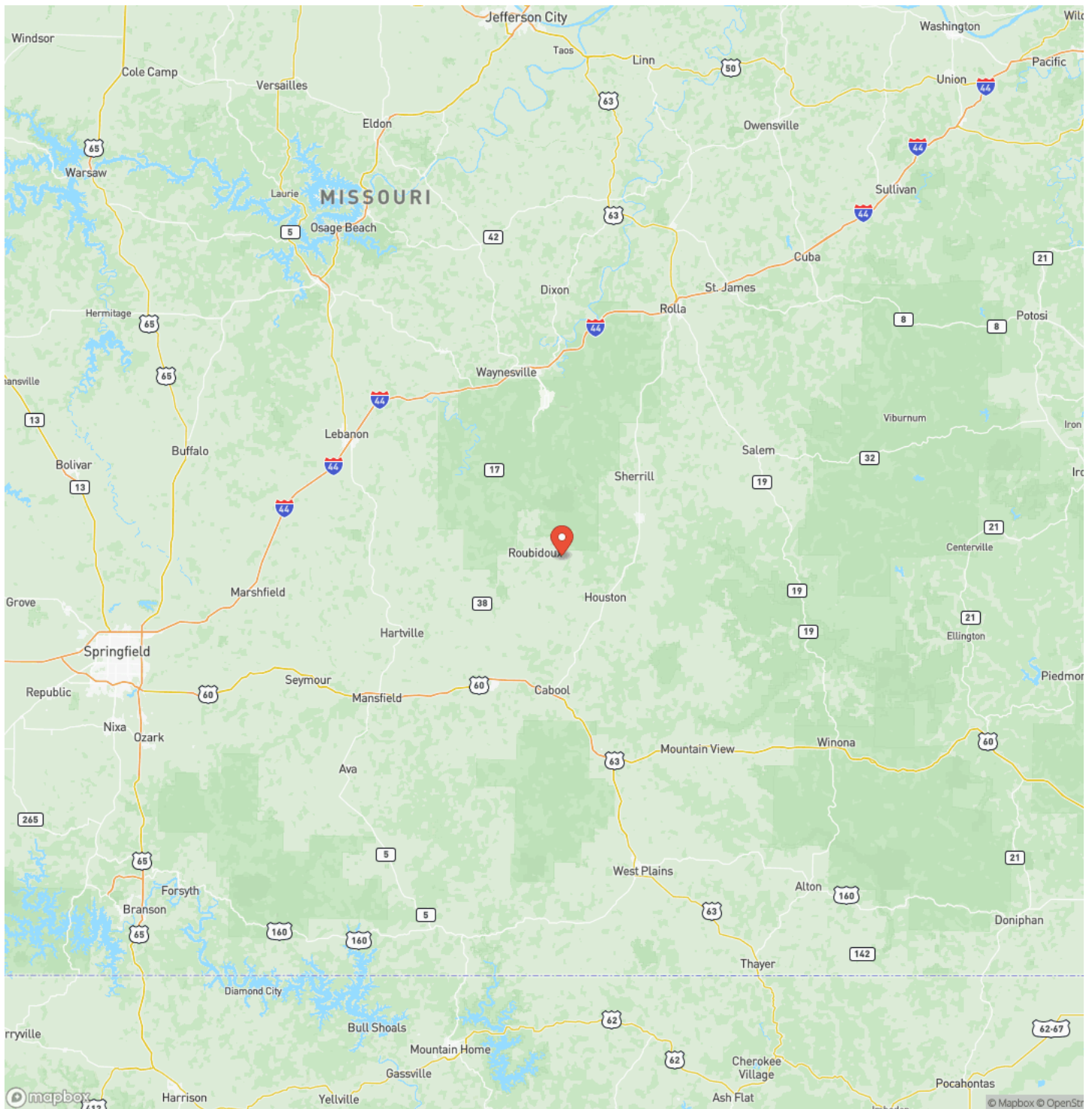


## Locator Map



## 30 Acres on Highway 17 Success, MO / Texas County

## Locator Map

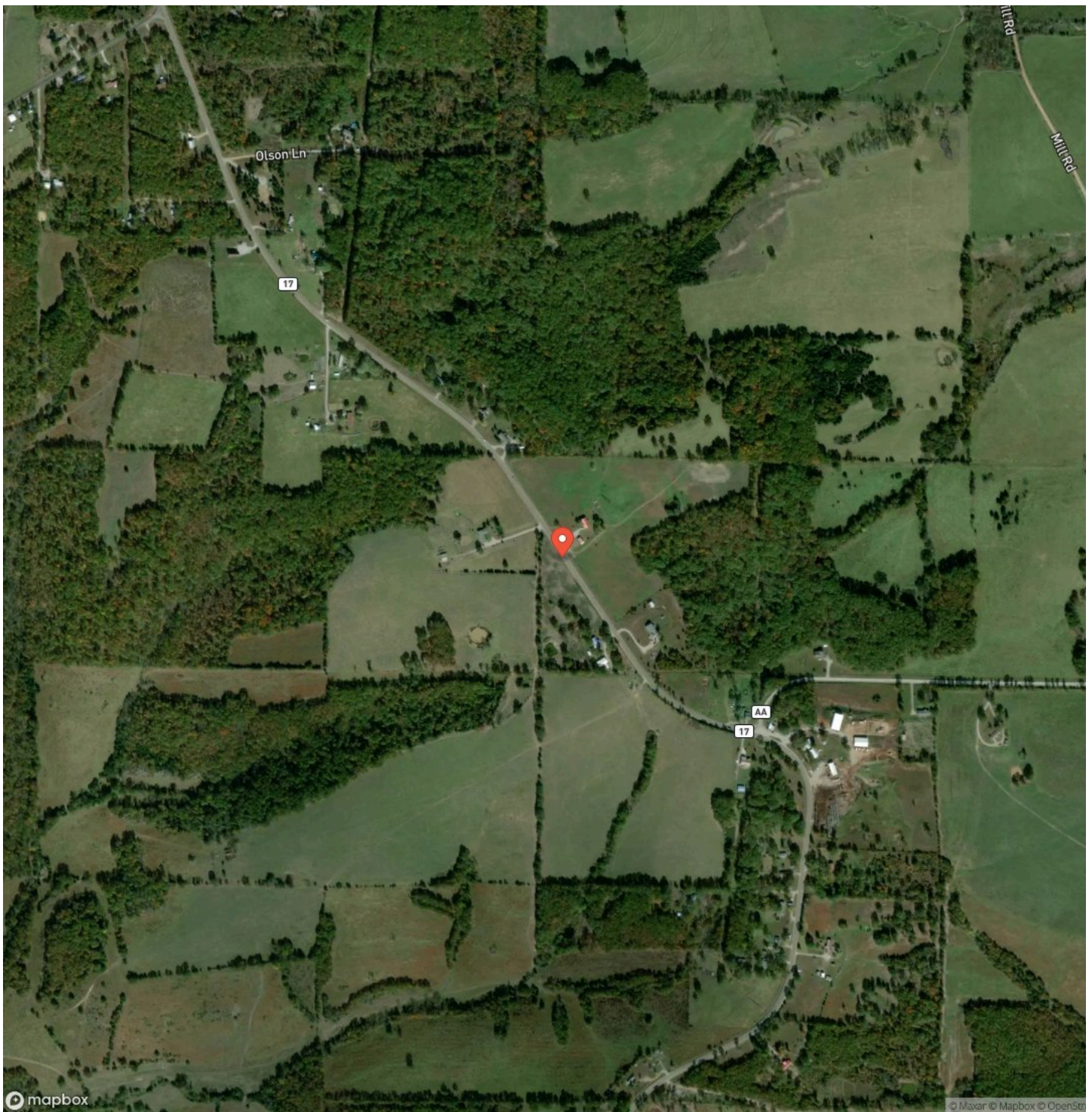


**MORE INFO ONLINE:**

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



## Satellite Map



## 30 Acres on Highway 17 Success, MO / Texas County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jessica Campbell

## Mobile

(417) 217-0483

## Office

(855) 289-3478

## Email

Jess@livingthedreamland.com

## Address

6485 N Service Rd

## City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

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



## 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.



**MORE INFO ONLINE:**

## **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

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