

**Beautifully Updated Home on 38+/-AC For Sale in
Bollinger Co.
4479 BCR 820
Glen Allen, MO 63751**

**\$409,900
38.33± Acres
Bollinger County**



**Beautifully Updated Home on 38+/-AC For Sale in Bollinger Co.
Glen Allen, MO / Bollinger County**

SUMMARY

Address

4479 BCR 820

City, State Zip

Glen Allen, MO 63751

County

Bollinger County

Type

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

Latitude / Longitude

37.259907 / -90.158296

Dwelling Square Feet

1,676

Bedrooms / Bathrooms

2 / 2

Acreage

38.33

Price

\$409,900

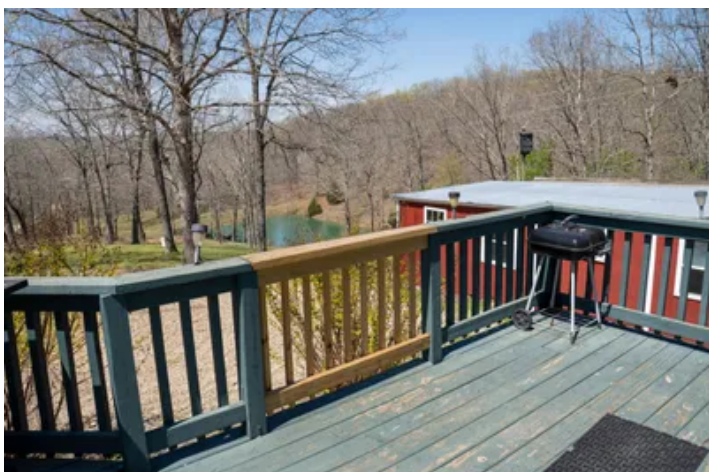
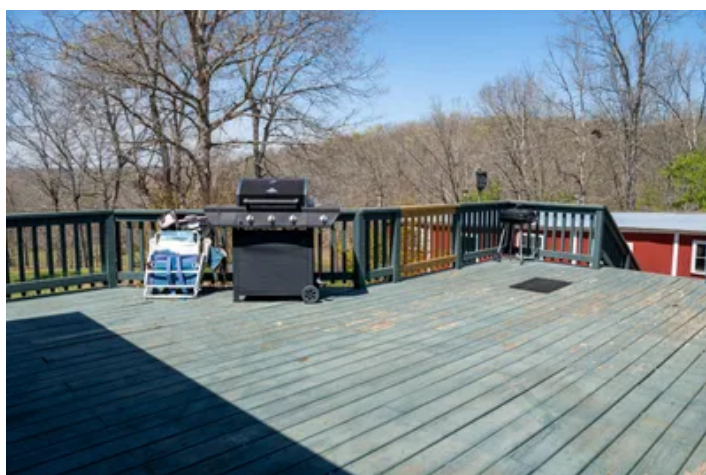


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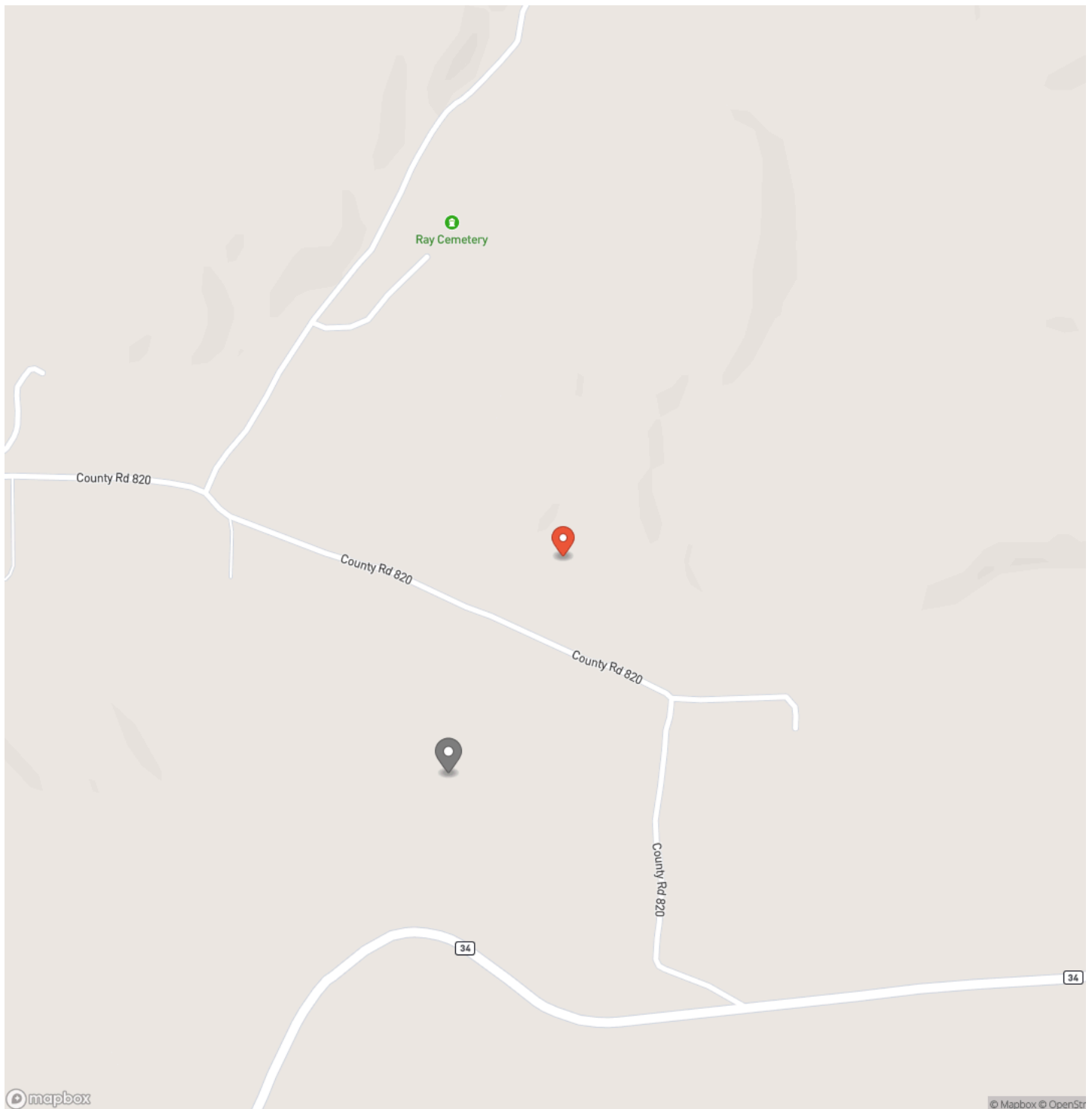
PROPERTY DESCRIPTION

Set on 38 scenic acres in Grassy, Missouri, this beautifully updated 1,676 square foot home offers the perfect blend of comfort, privacy, and outdoor recreation. The home features a spacious layout with large bedrooms, an expansive living room, and is well-finished throughout with several updates. Recent upgrades include a new roof, new septic system, fresh flooring, new paint, and numerous additional improvements throughout the home. Central heat and air ensure year-round comfort, while the exterior wood stove provides an alternative backup source of heat. Step outside and you'll find a property that is truly catered for outdoor enthusiasts. This tract has great opportunities for deer and turkey hunting, a stocked pond for fishing, and direct private access to several hundred acres of Castor River Conservation Area - perfect for hunting, hiking, and exploring. Located less than three miles from the Castor River and just a short drive to Marble Hill, this property combines rural seclusion with convenient access to nearby amenities. Whether you're looking for a full-time residence, hunting retreat, or recreational getaway, this property is a rare opportunity to own a versatile piece of Southeast Missouri land.

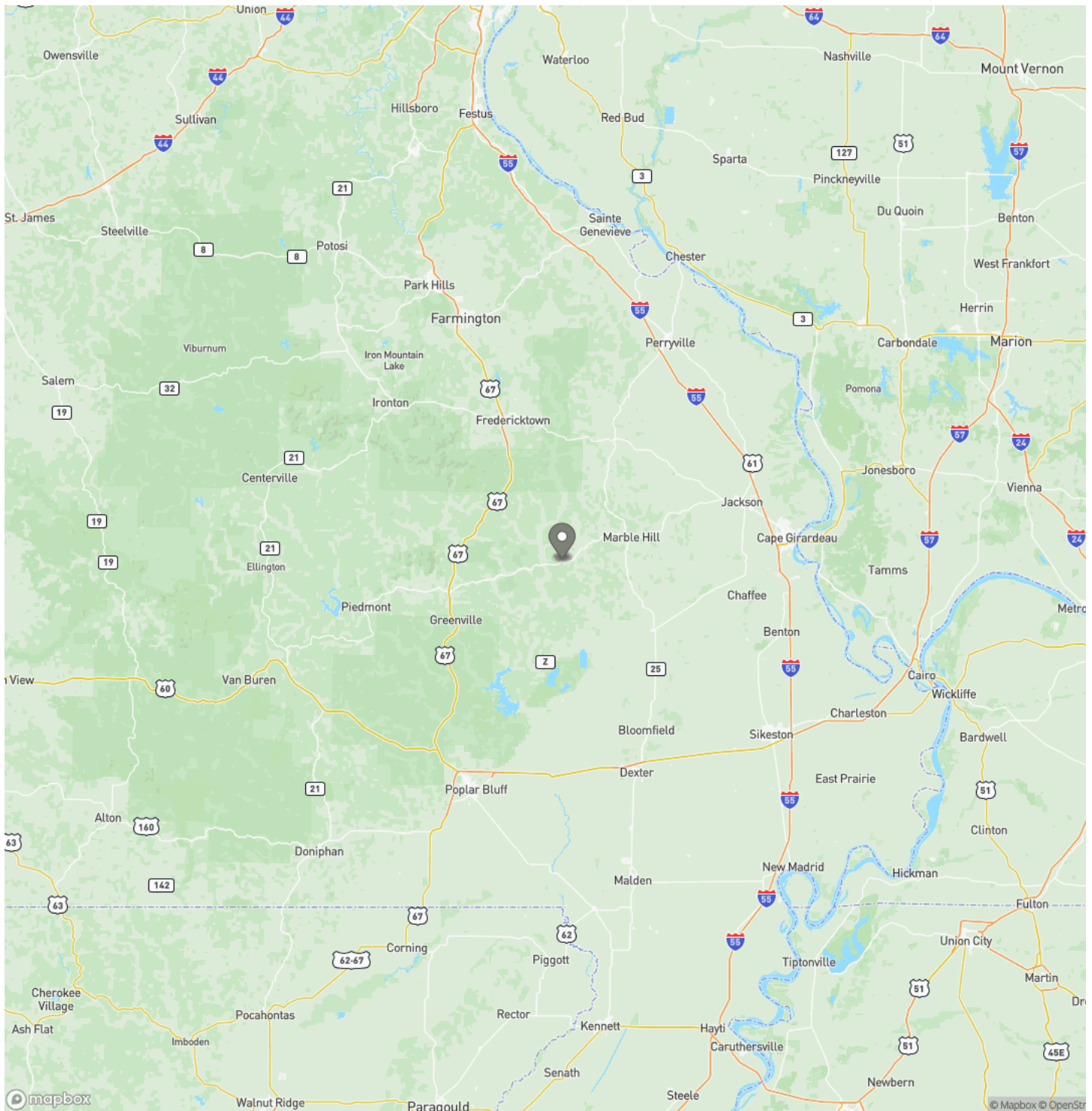
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Glen Allen, MO / Bollinger County**



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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<https://mossyoakproperties.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.

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