

Updated Home on 8+/-AC For Sale in Bollinger Co.
4479 BCR 820
Glen Allen, MO 63751

\$282,000
8± Acres
Bollinger County



**Updated Home on 8+/-AC For Sale in Bollinger Co.
Glen Allen, MO / Bollinger County**

SUMMARY

Address

4479 BCR 820 null

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

8

Price

\$282,000



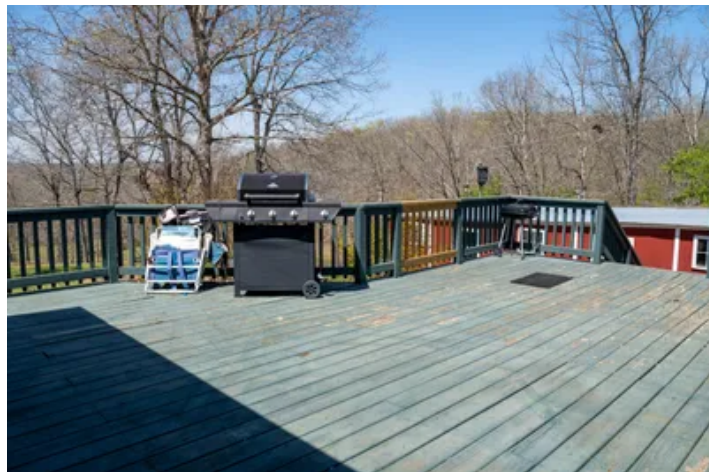
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PROPERTY DESCRIPTION

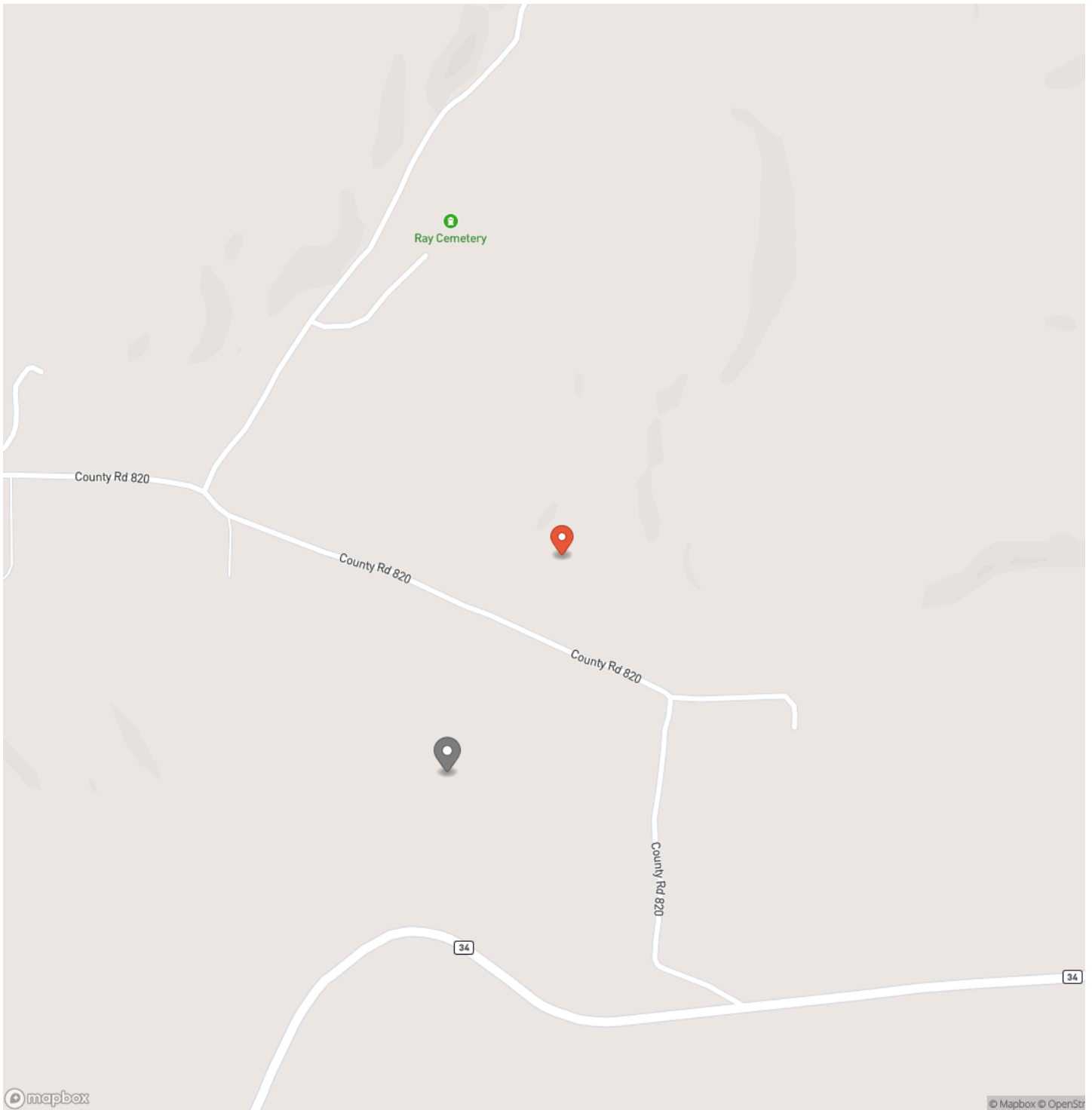
Set on 38 scenic acres in Grassy, Missouri, this beautifully updated 1,676 square foot home offers the perfect blend of comfort, privacy, and outdoor recreation. The home features a spacious layout with large bedrooms, an expansive living room, and is well-finished throughout with several updates. Recent 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.



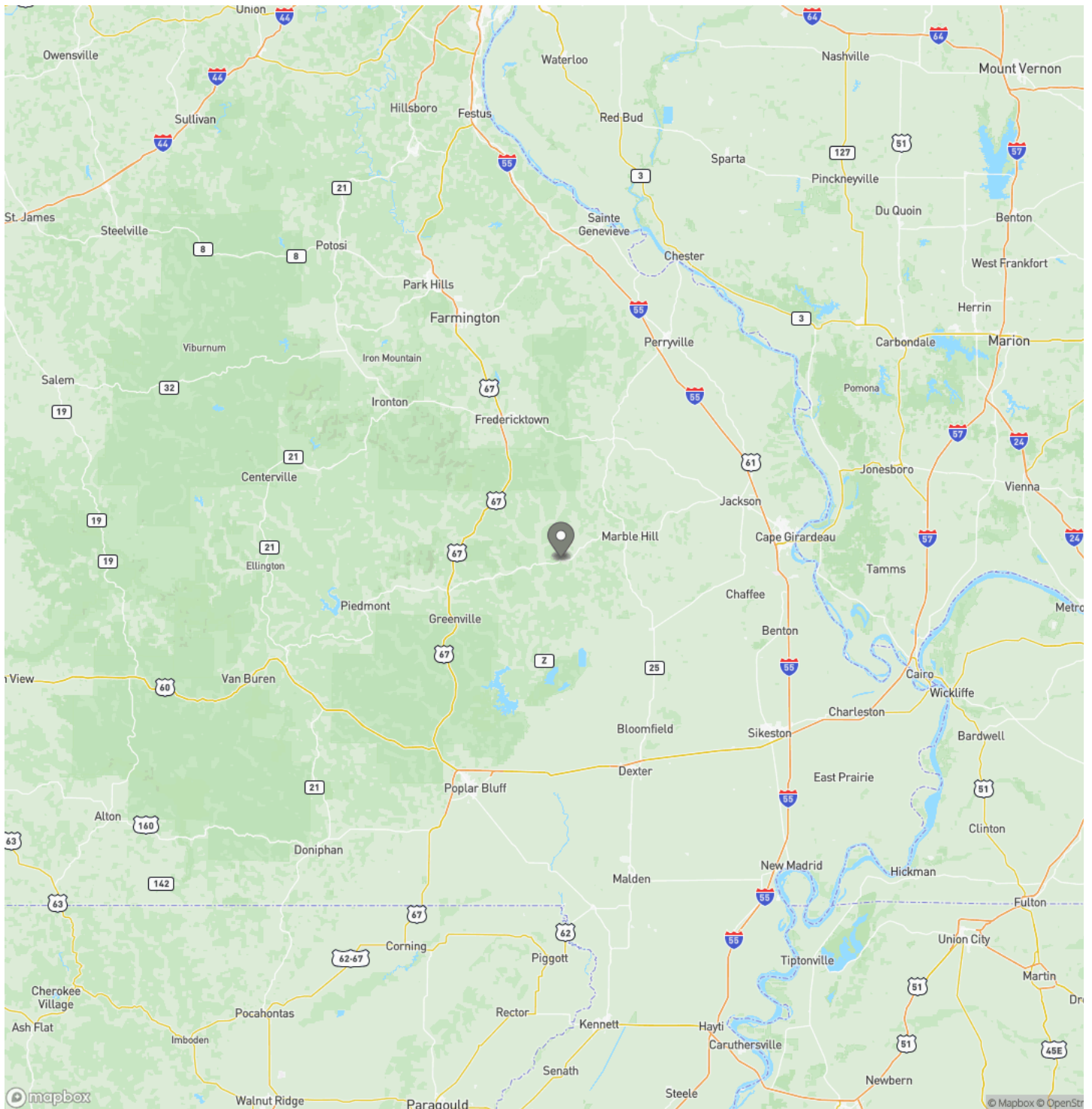
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Locator Map



Locator Map



Satellite Map



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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