

Home Nestled on Expansive 46.44 Acres
5776 State Highway H
Benton, MO 63736

\$475,000
46.440± Acres
Scott County



**Home Nestled on Expansive 46.44 Acres
Benton, MO / Scott County**

SUMMARY

Address

5776 State Highway H

City, State Zip

Benton, MO 63736

County

Scott County

Type

Single Family

Latitude / Longitude

37.065592 / -89.524345

Dwelling Square Feet

2280

Bedrooms / Bathrooms

4 / 2

Acreage

46.440

Price

\$475,000

Property Website

<https://www.mossyoakproperties.com/property/home-nestled-on-expansive-46-44-acres-scott-missouri/48201/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

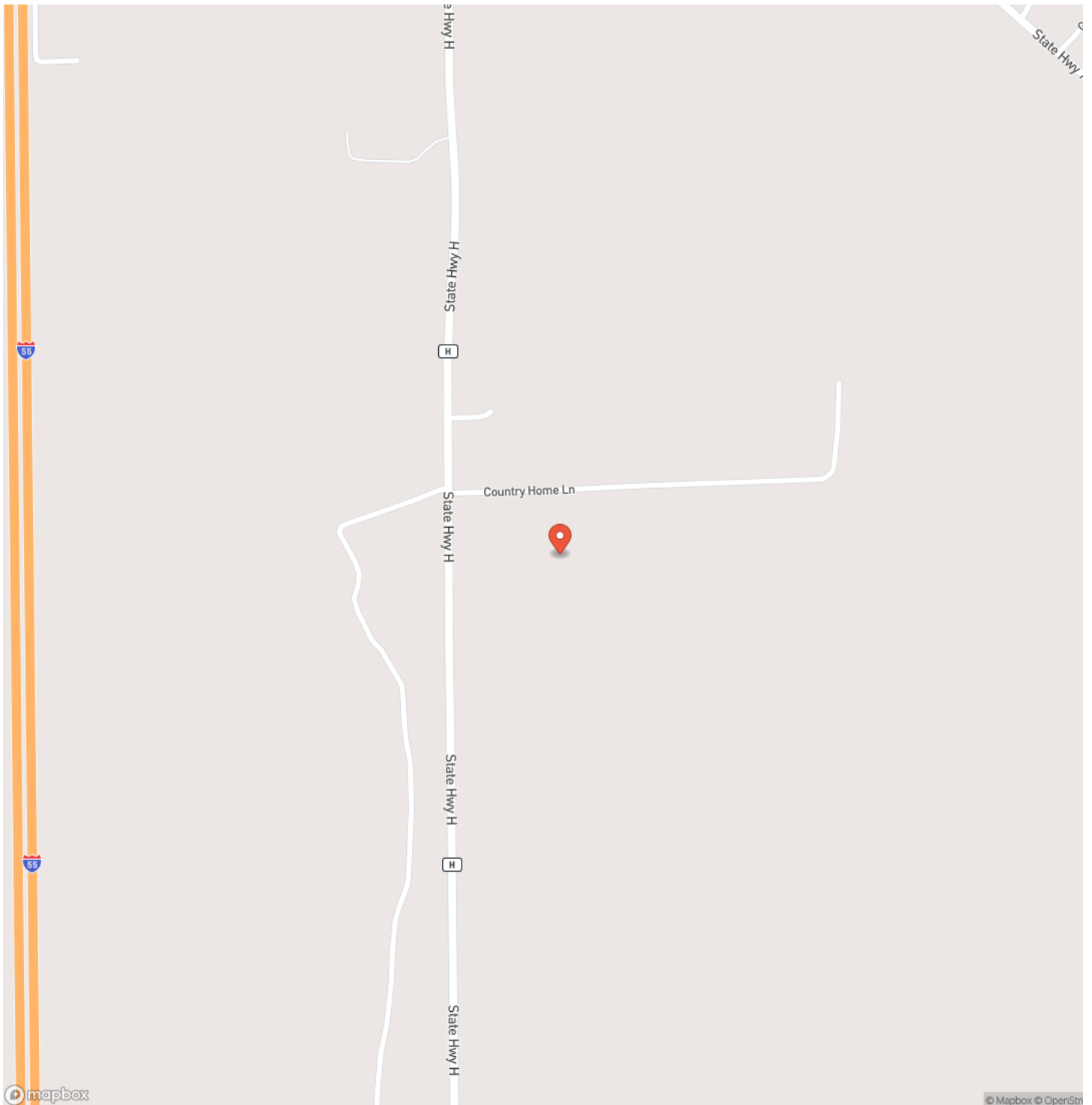
Welcome to your dream country living! This meticulously maintained 4-bedroom, 2-bathroom manufactured home is nestled on an expansive 46.44 m/l acre property, offering a perfect blend of comfort and tranquility. Located less than a mile from I-55 in Benton Missouri, this property provides a unique opportunity to experience rural living without sacrificing modern conveniences. As you enter the home through the covered front porch, you will be greeted with an open and spacious layout highlighted by four bedrooms, each with a walk in closet! This home has been lovingly cared for and is in tremendous shape, offering a move-in ready experience for the next owners. Directly behind the beautiful home sits a 36 x 60 barn, featuring an attached roping arena complete with a roping shoot and boxes. Last but certainly not least, the homesite abuts 46.44 m/l acres of stunning mixed use land. Approximately 25 acres are enrolled in a quail forever program that not only provides exceptional wildlife habitat, but also generates \$4,200 in rent annually. The rest of the acreage includes a 4-1/2 acre alfalfa field, wooded draws, and warm season grasslands. Just minutes from Cape Girardeau and Sikeston, located in the Kelly school district



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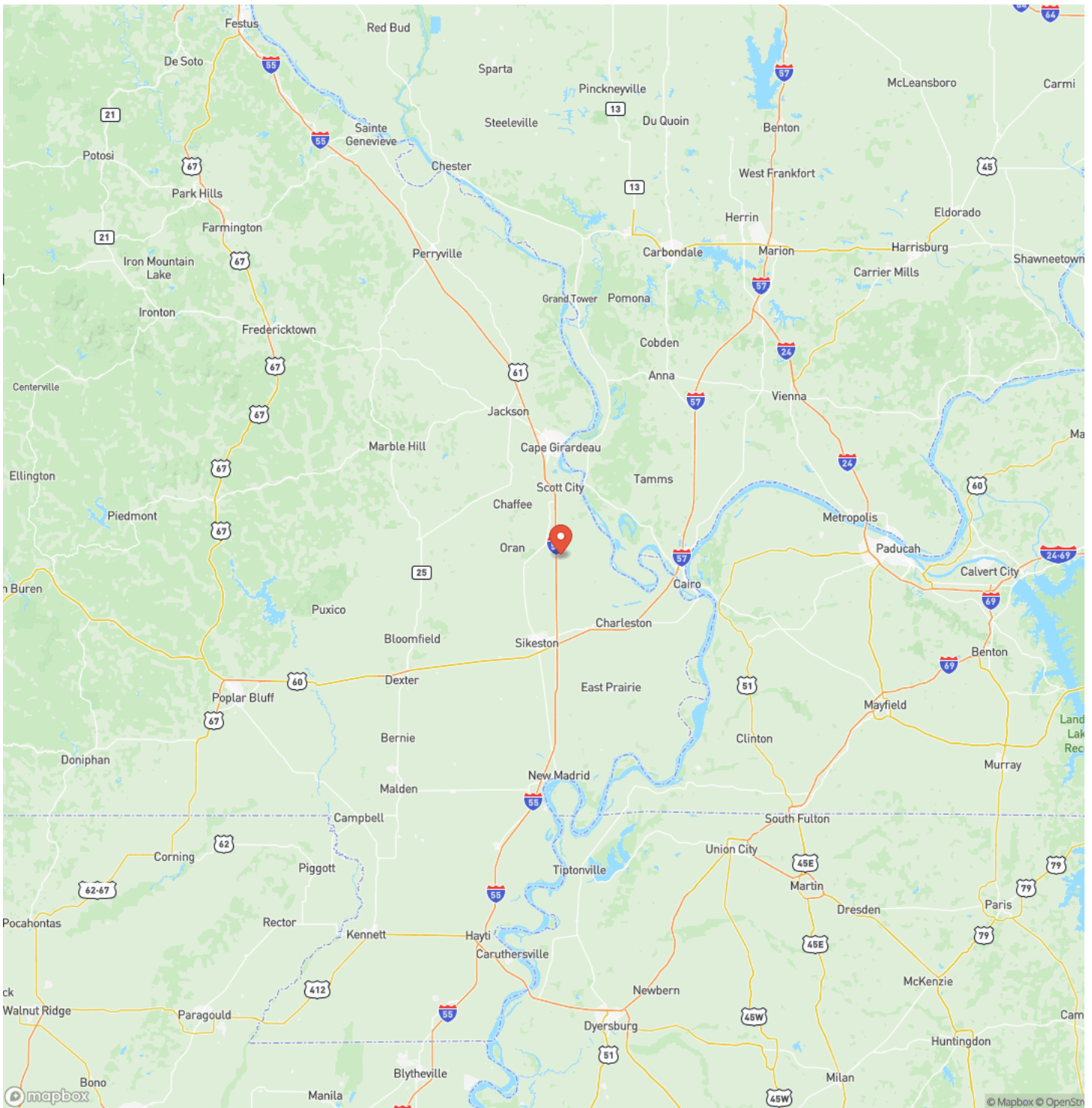


Locator Map



Benton, MO / Scott County

Locator Map



MORE INFO ONLINE:

MossyOakProperties.com

Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

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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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