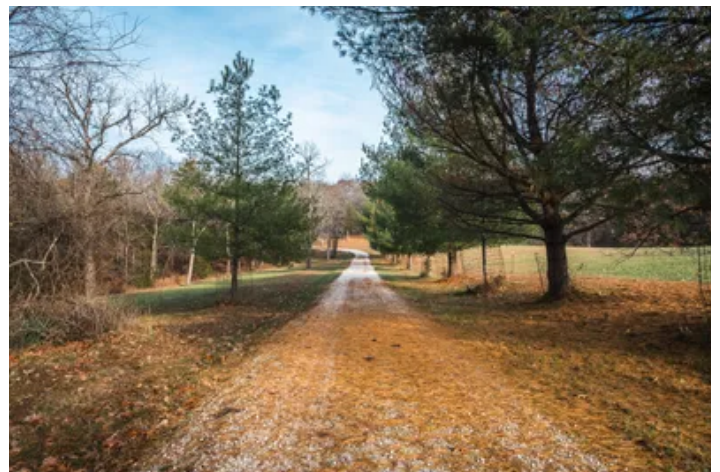


Lehnhoff Farm
16470 Maries Road 521
Vichy, MO 65580

\$1,484,000
183± Acres
Maries County



Lehnhoff Farm
Vichy, MO / Maries County

SUMMARY

Address

16470 Maries Road 521

City, State Zip

Vichy, MO 65580

County

Maries County

Type

Recreational Land, Hunting Land, Single Family

Latitude / Longitude

38.08851 / -91.794281

Taxes (Annually)

1790

Dwelling Square Feet

3620

Bedrooms / Bathrooms

5 / 4

Acreage

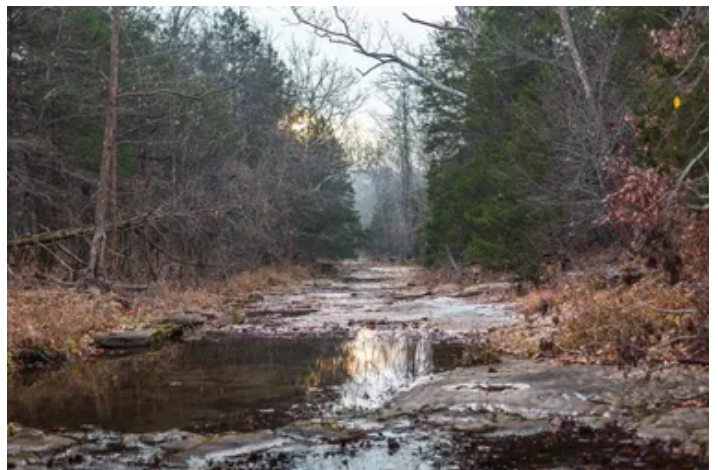
183

Price

\$1,484,000

Property Website

<https://livingthedreamland.com/property/lehnhoff-farm-maries-missouri/94510/>



PROPERTY DESCRIPTION

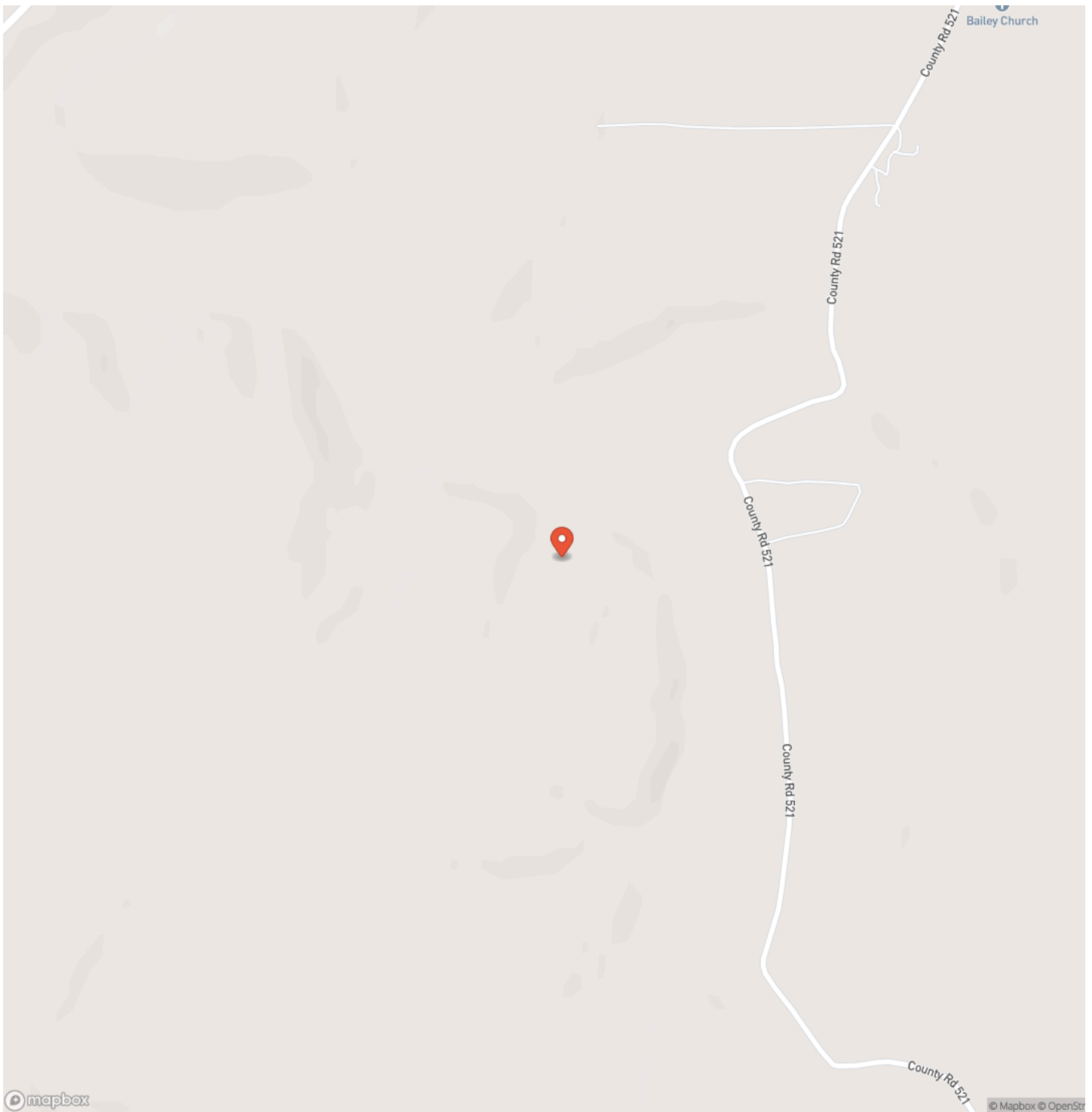
Welcome to an exceptional 183 +/- acre property in Maries County, offering a stunning mix of rolling hills, open fields, mature timber, and two spring-fed creeks that run year-round. Located just off Highway 63, north of Rolla and within the Rolla School District, this is a rare opportunity to own a premiere country estate with abundant space, privacy, and versatility. The 5-bedroom, 4-bath Cape Cod-style brick home (brick on all four sides) is accented with attractive rock trim at the front and side entrances. Inside, the formal dining room and study both include closets and can easily serve as additional bedrooms if needed. With 3,620 finished sq ft plus 2,020 unfinished sq ft, the home provides a total of 5,640 sq ft of usable space. The basement features a finished great room/game room, a cellar, a workshop equipped with three 8-ft heavy-duty workbenches, and additional storage space with heavy-duty shelving. Upstairs, the second floor includes walk-in attic access at both ends of the home for convenient storage or potential expansion. A remarkable 60' x 30' all-metal outbuilding offers unlimited possibilities-fully insulated and heated with three ceiling-mounted propane heaters (tank outside), concrete floors, air compressor with nine outlets along the building, built-in heavy-duty fold-up shelving, and numerous electric outlets for equipment or hobby use. Additional improvements include a rock wellhouse containing a second well with hand pump-sealed and fully functional without electricity-plus extra storage. A new Owens Corning Duration roof was installed on both the home and wellhouse in December 2024. Outdoor amenities are abundant with multiple living and picnic areas, a 44' x 30' concrete basketball court (also ideal for a future building pad or pickleball court), and a 150-yard shooting range complete with berm and distance markers at 40, 50, 100, and 150 yards. This property offers an extraordinary blend of natural beauty, privacy, and functional improvements-ideal for a full-time residence, recreational retreat, or multi-use country homestead.



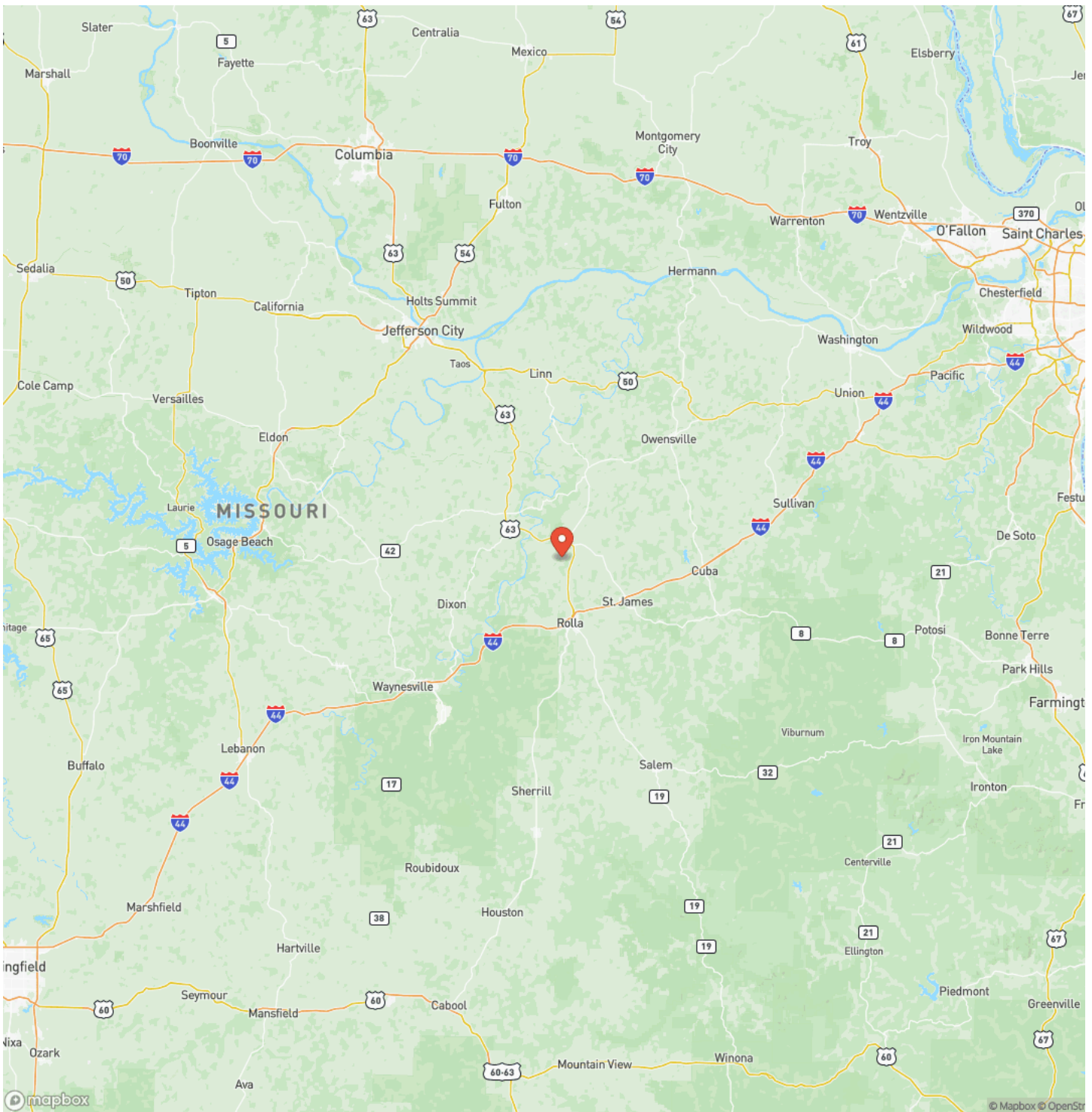
Lehnhoff Farm
Vichy, MO / Maries County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Duncan

Mobile

(573) 201-4011

Office

(855) 289-3478

Email

ChrisDuncan@LivingtheDreamLand.com

Address

6485 N Service Road

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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

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