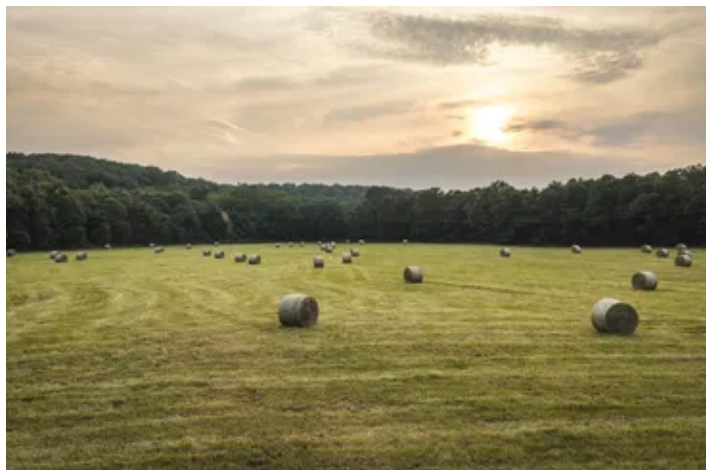


Lehnhoff Farm
16470 Maries Road 521
Vichy, MO 65580

\$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)

\$1,790

Dwelling Square Feet

3,620

Bedrooms / Bathrooms

5 / 4

Acreage

183

Price

\$1,484,000

Property Website

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



PROPERTY DESCRIPTION

Discover the perfect combination of luxury, privacy, and recreational opportunity on this remarkable 183 +/- acre estate in Maries County. Conveniently located just off Highway 63, north of Rolla and within the Rolla School District, the property is within approximately 15 minutes of Rolla, Phelps Health, and Missouri University of Science and Technology (Missouri S&T). This exceptional location offers the best of both worlds—a peaceful, private country setting with convenient access to shopping, dining, healthcare, education, and the amenities of Rolla. The property features an impressive blend of gently rolling hills, productive open fields, mature hardwood timber, and two year-round spring-fed creeks that create a truly picturesque setting.

At the heart of the property is a beautifully maintained Cape Cod-style brick home with brick construction on all four sides and attractive rock accents framing the front and side entrances. The spacious residence offers five bedrooms and four bathrooms, with a formal dining room and private study that each include closets, allowing them to easily function as additional bedrooms if desired. The home features 3,620 square feet of finished living space plus an additional 2,020 square feet of unfinished space, providing approximately 5,640 square feet under roof.

The finished lower level includes a large great room/game room, workshop with three heavy-duty 8-foot workbenches, cellar, and generous storage areas complete with heavy-duty shelving. Upstairs, walk-in attic access on both ends of the home provides exceptional storage and future expansion potential.

A standout feature of the property is the 60' x 30' insulated all-metal shop. Heated by three ceiling-mounted propane heaters, the building includes concrete floors, an air compressor with nine conveniently located outlets, built-in fold-up heavy-duty shelving, and abundant electrical outlets, making it ideal for equipment storage, woodworking, automotive projects, or virtually any hobby.

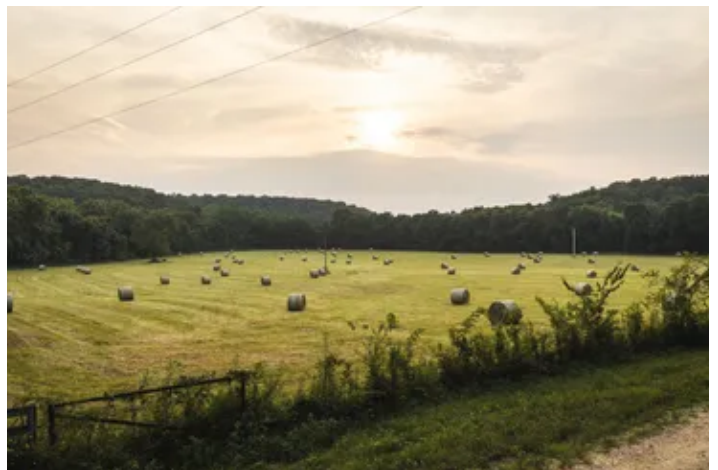
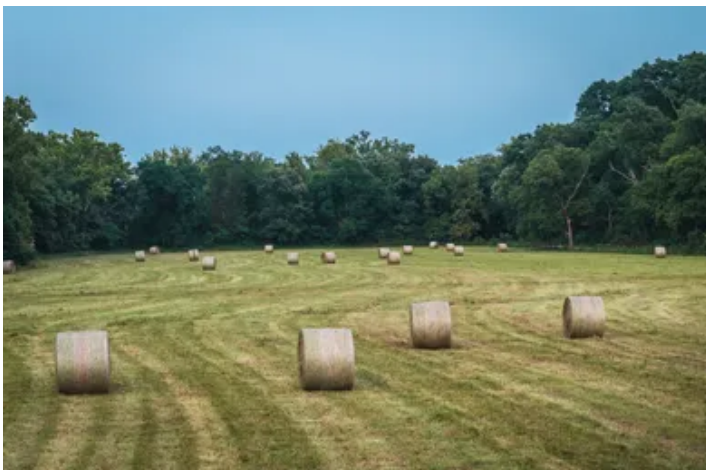
Additional improvements include a charming rock wellhouse that houses a second well equipped with a fully functional hand pump capable of operating without electricity, offering both practicality and peace of mind. In December 2024, both the home and wellhouse received new Owens Corning Duration roofing.

Outdoor amenities are equally impressive, featuring multiple gathering and picnic areas, a 44' x 30' concrete basketball court that could also serve as a pickleball court or future building site, and a professionally designed 150-yard shooting range with an earthen berm and marked distances at 40, 50, 100, and 150 yards.

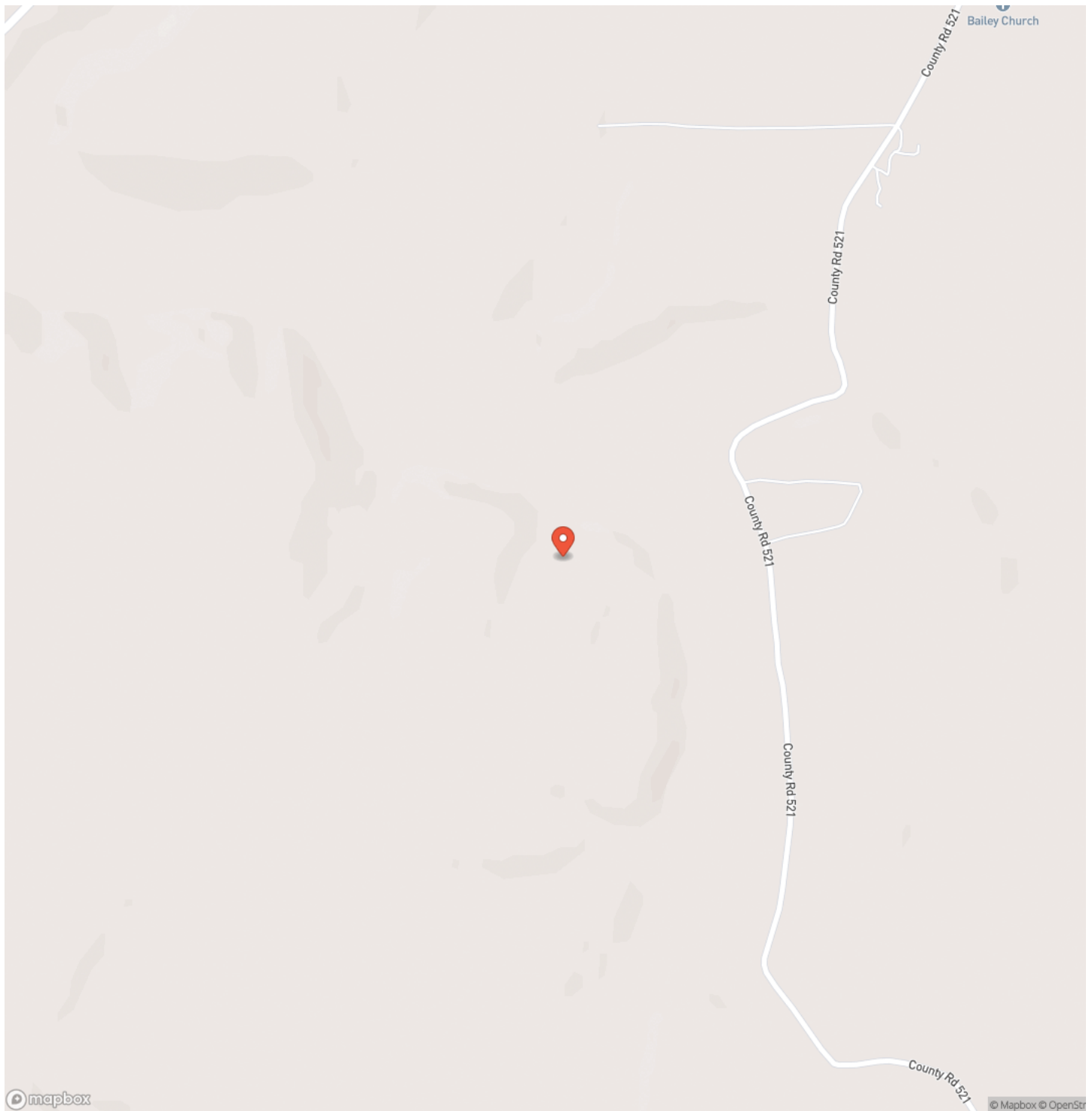
Whether you're searching for a private family estate, a recreational getaway, or a versatile country property with exceptional improvements, this one-of-a-kind Maries County offering delivers the space, comfort, and natural beauty to fit nearly any lifestyle—all while being conveniently located just minutes from Rolla, Phelps Health, and Missouri S&T.



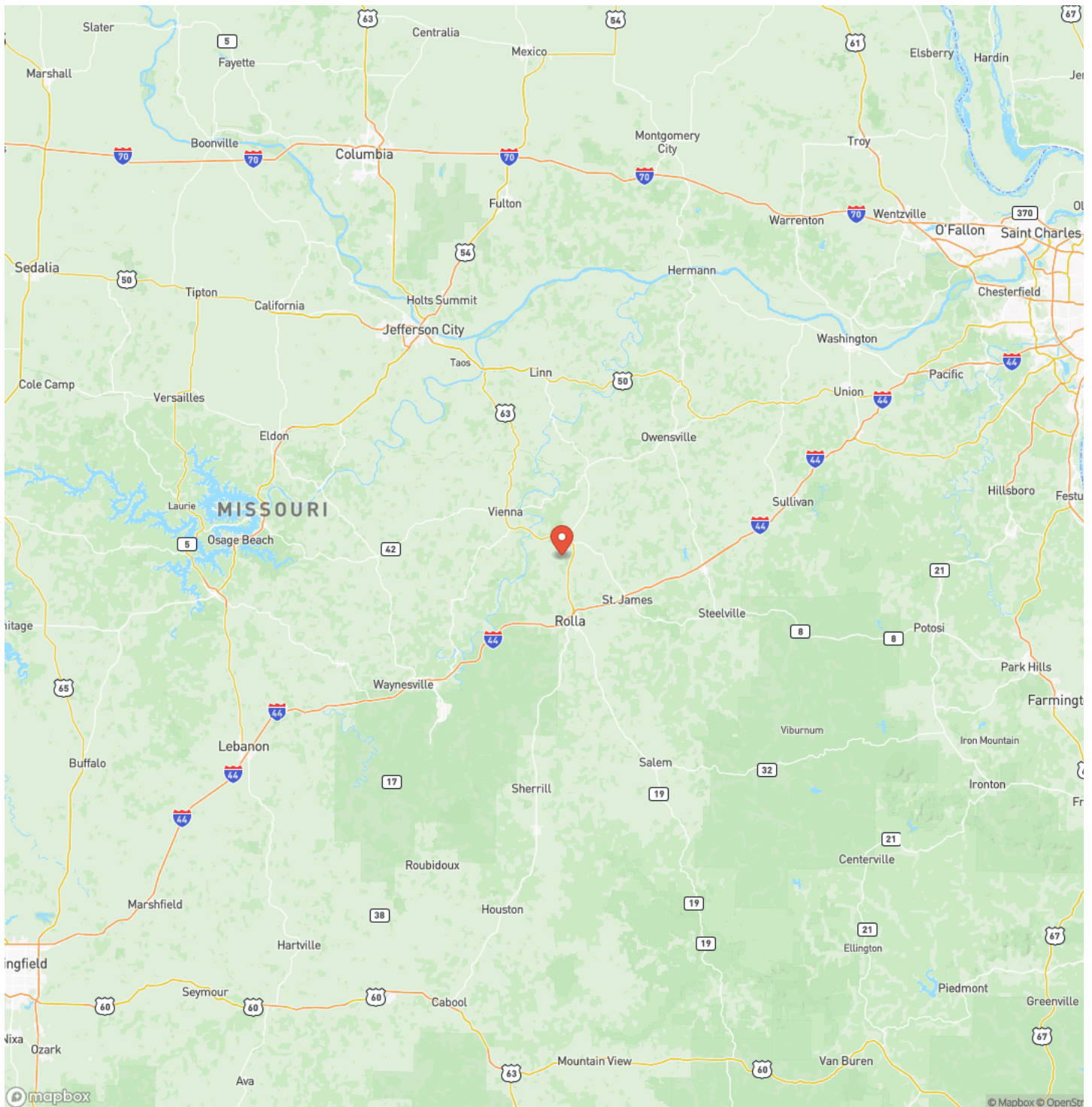
Lehnhoff Farm
Vichy, MO / Maries County



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

Leasburg, MO 65535

NOTES



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.



<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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