

Private Retreat on 158± AC in Wayne Co.
2164 Wayne 220B
Silva, MO 63964

\$600,000
158± Acres
Wayne County



**Private Retreat on 158± AC in Wayne Co.
Silva, MO / Wayne County**

SUMMARY

Address

2164 Wayne 220B

City, State Zip

Silva, MO 63964

County

Wayne County

Type

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

Latitude / Longitude

37.1875 / -90.432737

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 1

Acreage

158

Price

\$600,000

Property Website

<https://www.mossyoakproperties.com/property/private-retreat-on-158-ac-in-wayne-co-wayne-missouri/90831/>



Private Retreat on 158± AC in Wayne Co. Silva, MO / Wayne County

PROPERTY DESCRIPTION

Welcome to your private retreat on 158± acres in the heart of the Missouri countryside. Just 2.2 miles off Highway 67, conveniently positioned between Fredericktown and Poplar Bluff near Silva, this property blends natural beauty with versatility, offering endless opportunities for recreation, homesteading, or simply escaping to a place of peace and privacy. Overlooking the pasture sits a 3 bed 1 bath ranch style home with an attached 2 car garage and partial unfinished basement that has been stripped to the studs and is ready to be made into your ideal rural getaway. Conveniently situated just across the county road from the dwelling sits a hay barn with a tack room and a stall next to a 30'x53' metal shop with a concrete floor, electric, and a 53' lean-to. There are four water spigots; one beside the house, one on either end of the barn, and one in the field, along with several cisterns throughout the property. Electric is present on both sides of the county road with one meter for the dwelling and another 200amp service at the shop with an RV hookup. City water is available for hookup while there is also a well with a new well pump present. From the moment you arrive, you'll be struck by the balance of open fields, mature woodlands, and water features that create a truly unique landscape. Frazier Creek, a year-round live-water creek, meanders the full length of the property, its clear waters supporting fish and enhancing the property's natural charm. Two spring-fed ponds provide even more character and utility—whether for fishing, livestock, or as habitat for waterfowl. One pond, fringed with native foliage, offers not only visual interest but also a secluded hideaway for quiet reflection or recreation. This land is rich in resources and possibilities. Expansive open spaces are ideal for farming, grazing, or building the homestead of your dreams, while a network of maintained trails winds through wooded sections—perfect for horseback riding, ATV adventures, or simply exploring on foot. For hunters, this property is a proven destination: with thriving populations of deer and turkey, it has a long-standing reputation for successful hunts year after year. Whether your vision is a recreational getaway, working farm, hunting paradise, or a private sanctuary, this property delivers. The mix of timber, water, and open ground makes it not only breathtaking but also functional—ready to support whatever lifestyle you imagine.

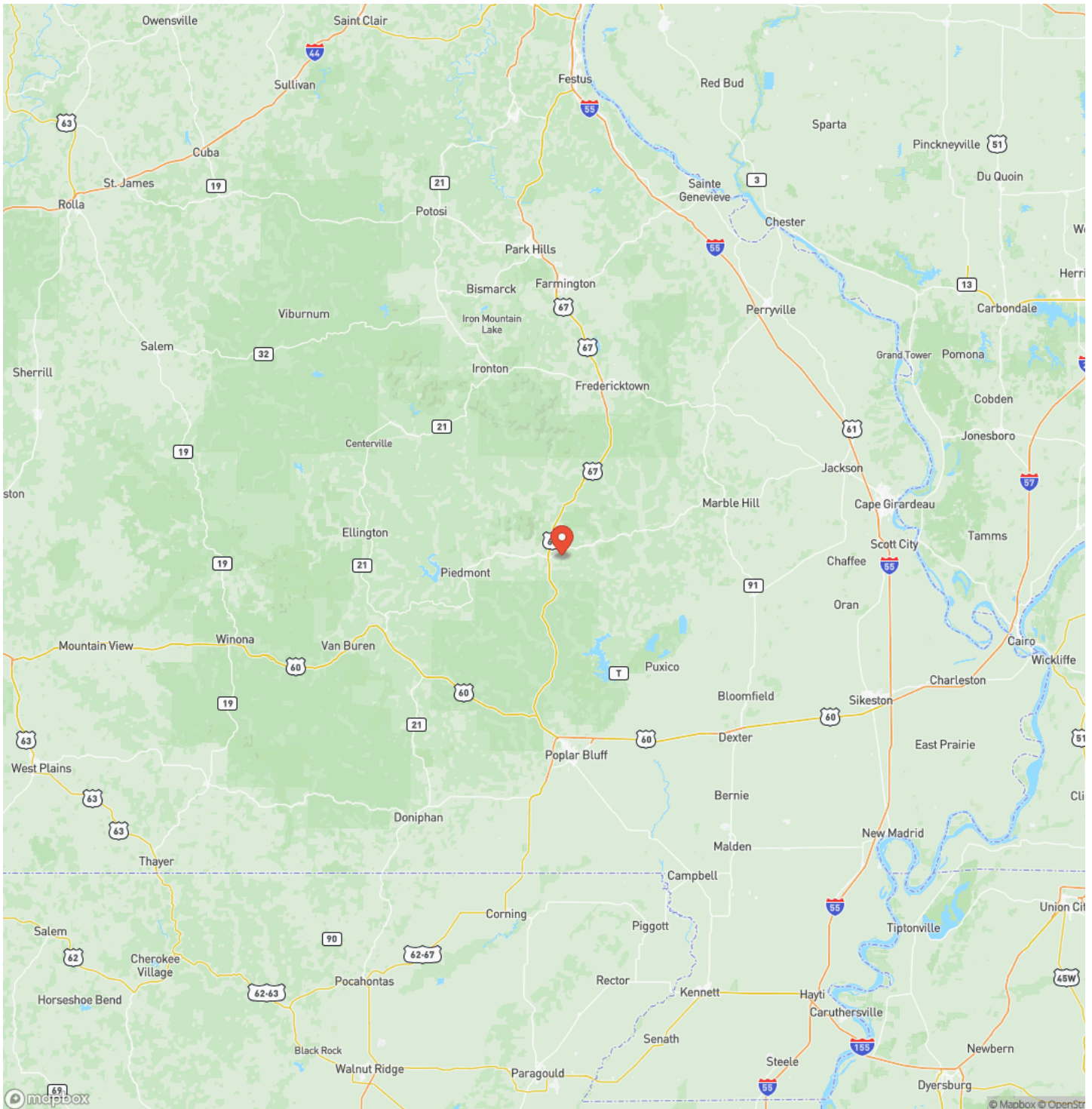
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Silva, MO / Wayne County



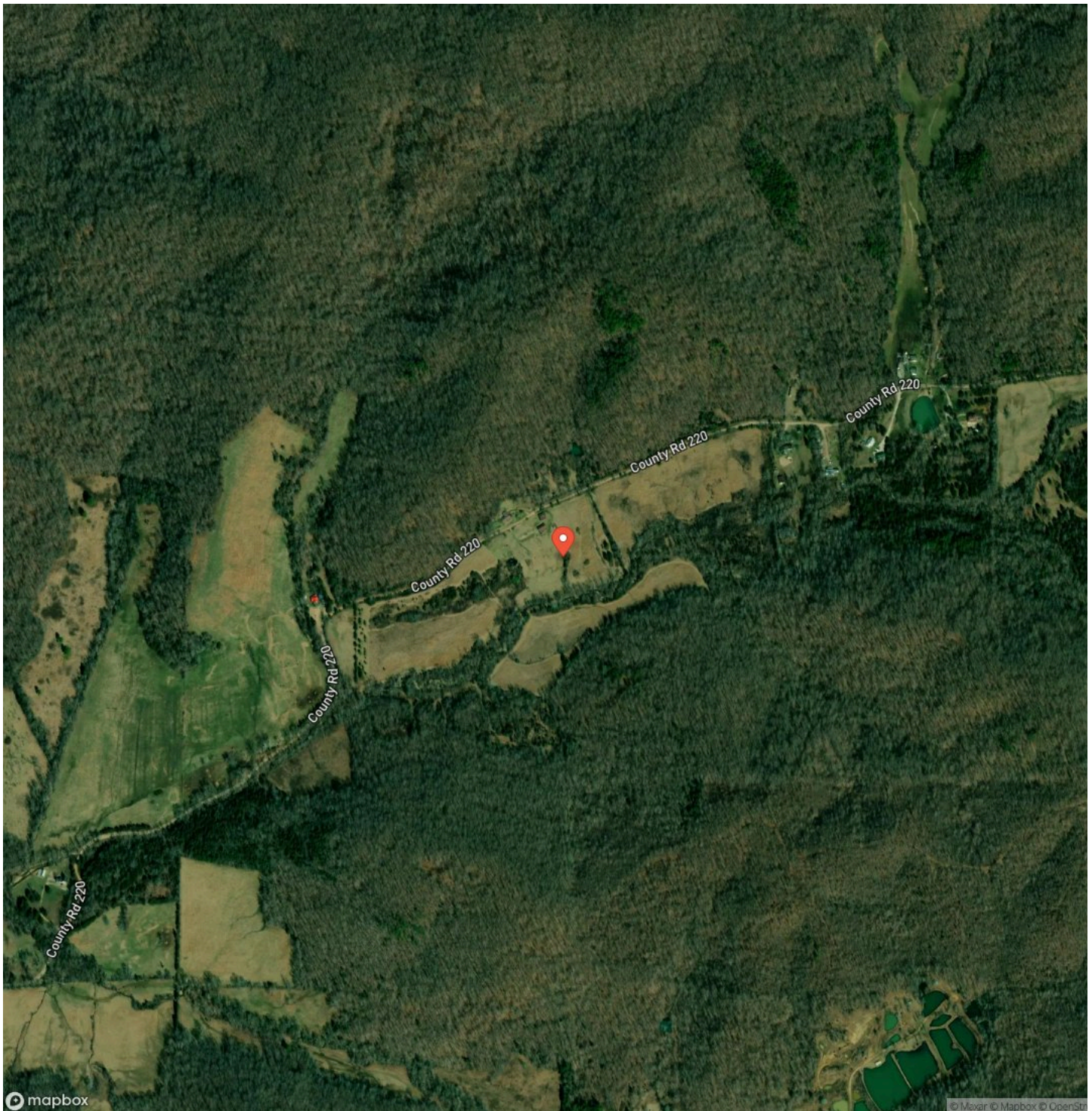
Locator Map



Locator Map



Satellite Map



Private Retreat on 158± AC in Wayne Co. Silva, MO / Wayne County

LISTING REPRESENTATIVE

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Representative

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Address

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City / State / Zip

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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.



MORE INFO ONLINE:
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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