

Unique Property Combination on 3+/- AC in Wayne Co.,
MO
16590 Wayne Route D
Wappapello, MO 63966

\$262,000
2.54± Acres
Wayne County



**Unique Property Combination on 3+/- AC in Wayne Co., MO
Wappapello, MO / Wayne County**

SUMMARY

Address

16590 Wayne Route D null

City, State Zip

Wappapello, MO 63966

County

Wayne County

Type

Residential Property, Single Family, Business Opportunity

Latitude / Longitude

36.979568 / -90.27044

Dwelling Square Feet

1,506

Bedrooms / Bathrooms

3 / 2

Acreage

2.54

Price

\$262,000



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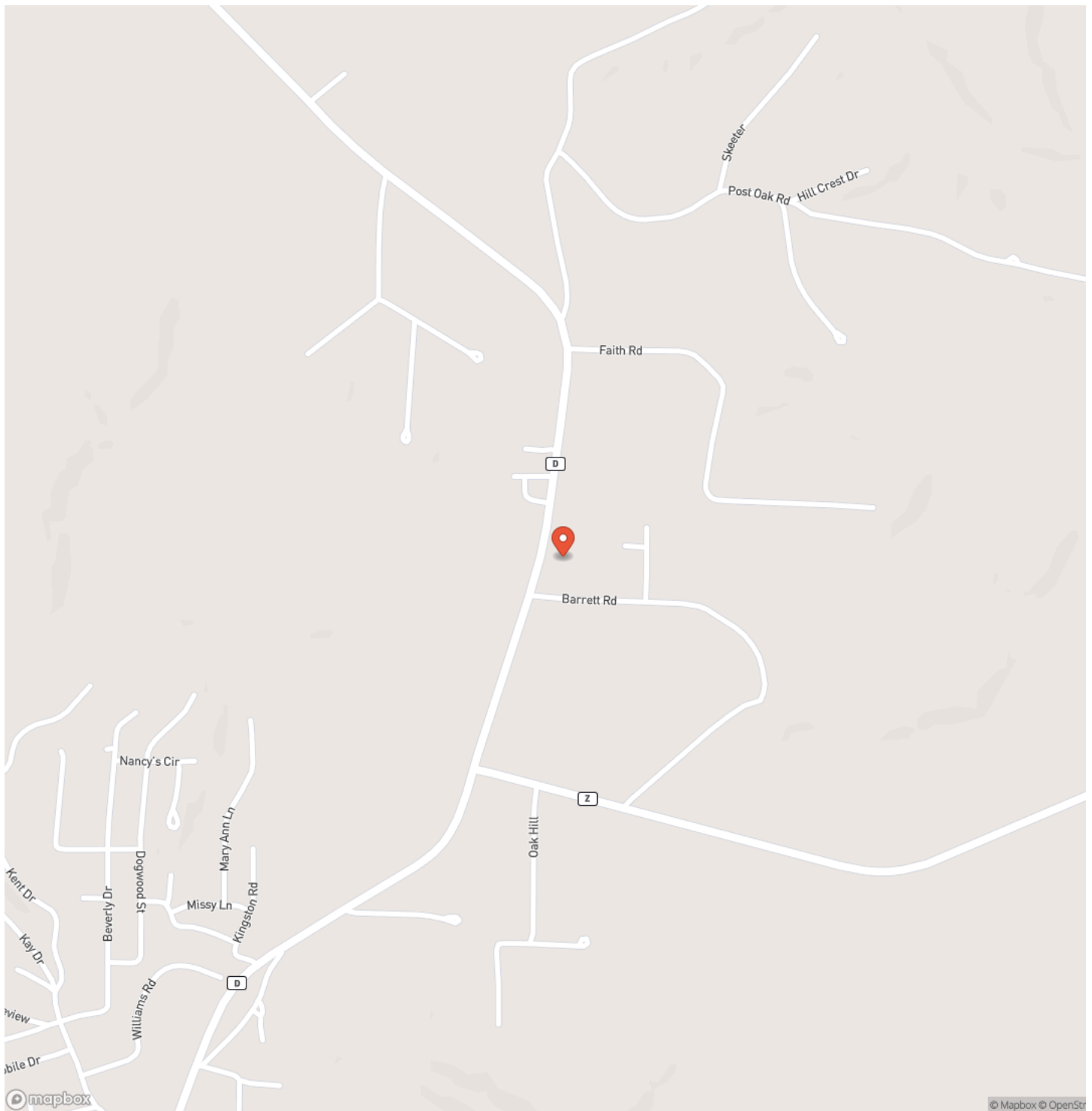
PROPERTY DESCRIPTION

Escape to three pristine acres of privacy and possibility. This unique property offers a rare combination of a spacious main residence, a massive detached garage, and a secondary income-producing unit-all tucked away in a serene, park-like setting. The Main Residence | 1,506 Sq. Ft. Blending comfort with a flexible layout, the primary home is designed to adapt to your lifestyle. Flexible Layout: Currently configured as a 2-bedroom, 2-bathroom home, the generous floor plan can easily be transitioned into a 3-bedroom layout to accommodate a growing family or a home office. Enjoy open, airy interiors with plenty of natural light and views of your private three-acre estate. For the hobbyist, mechanic, or craftsman, the massive 900 sq. ft. detached garage is the crown jewel of the property. Whether you need space for a car collection, a woodworking shop, or secure storage for outdoor equipment, this oversized structure provides the footprint you've been looking for. The Second Residence | 480 Sq. Ft. Unlock immediate value with the detached secondary unit. Currently occupied by a tenant, this fully functional space offers a world of opportunities: Income Generator: Continue utilizing it as a long-term rental for steady monthly cash flow. Short-Term Stay: Modernize the space for a high-yield Airbnb or VRBO guest house. Multi-Generational Living: An ideal, private In-Law Suite just steps away from the main house. Creative Flex: Perfect for a professional hobby shop, art studio, or detached home office. 3 Acres of Land: Plenty of room for gardening, horses, or simply enjoying the quietude of nature. Large yard perfect for entertaining, fire pits, and enjoying sunsets.

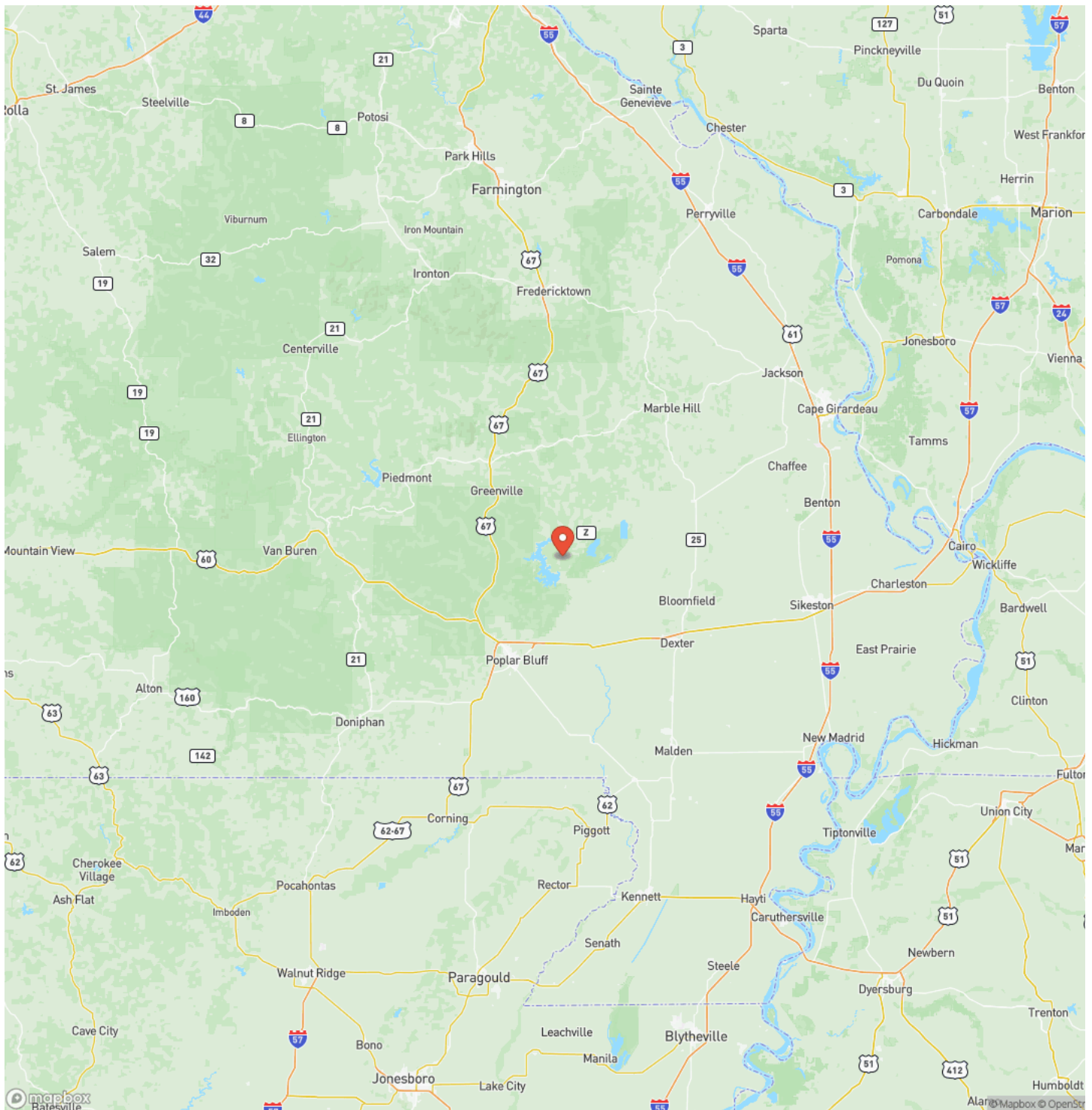
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Wappapello, MO / Wayne County



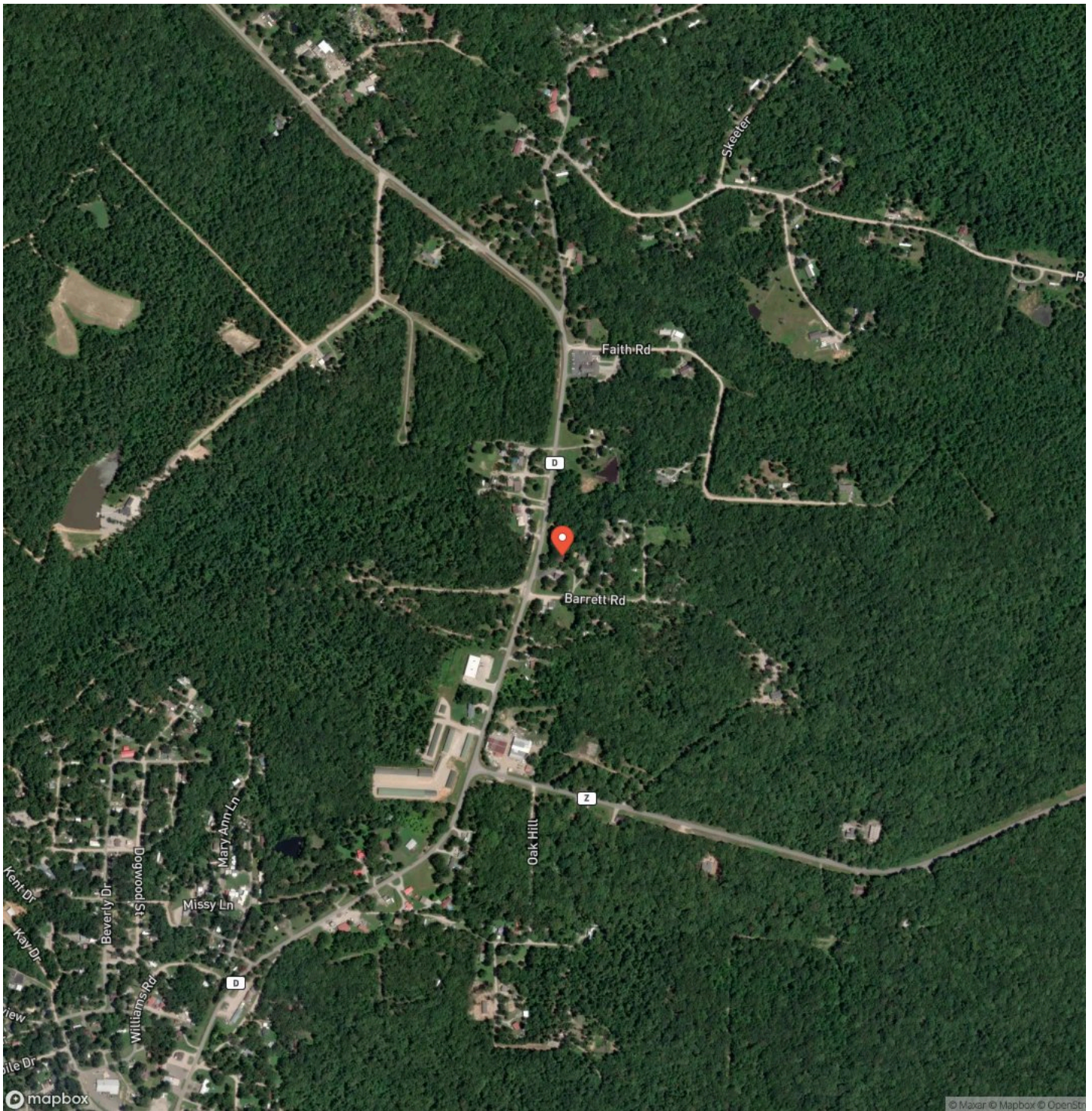
Locator Map



Locator Map



Satellite Map



Unique Property Combination on 3+/- AC in Wayne Co., MO Wappapello, MO / Wayne County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Poplar Bluff, MO 63901

NOTES

[illegible]

This image shows a blank 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://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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