

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

**\$269,900**  
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

**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**

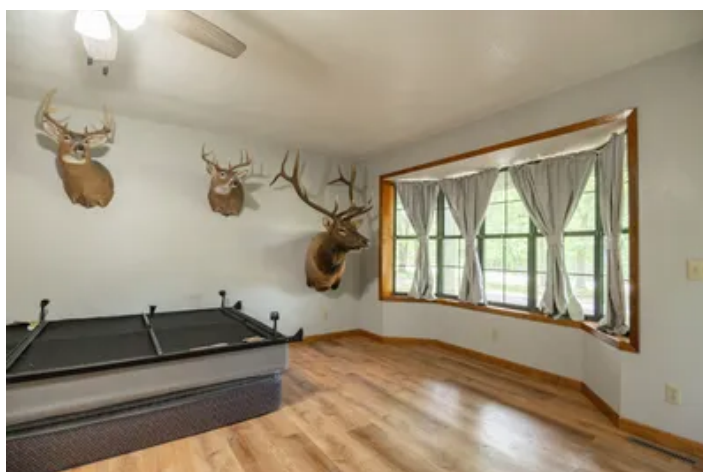
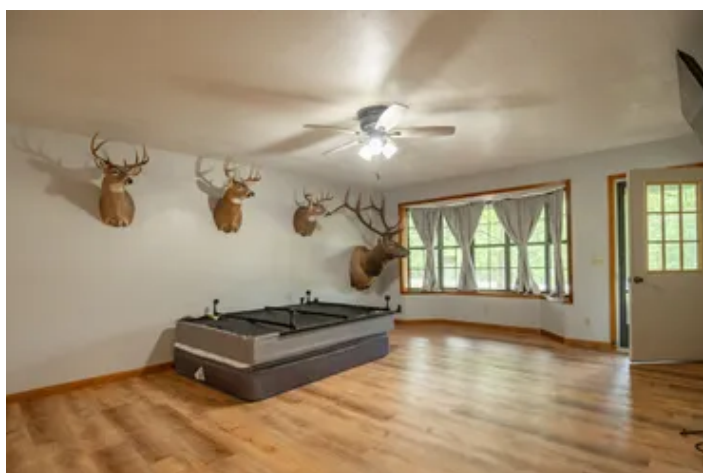
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**Acreage**

2.54

**Price**

\$269,900



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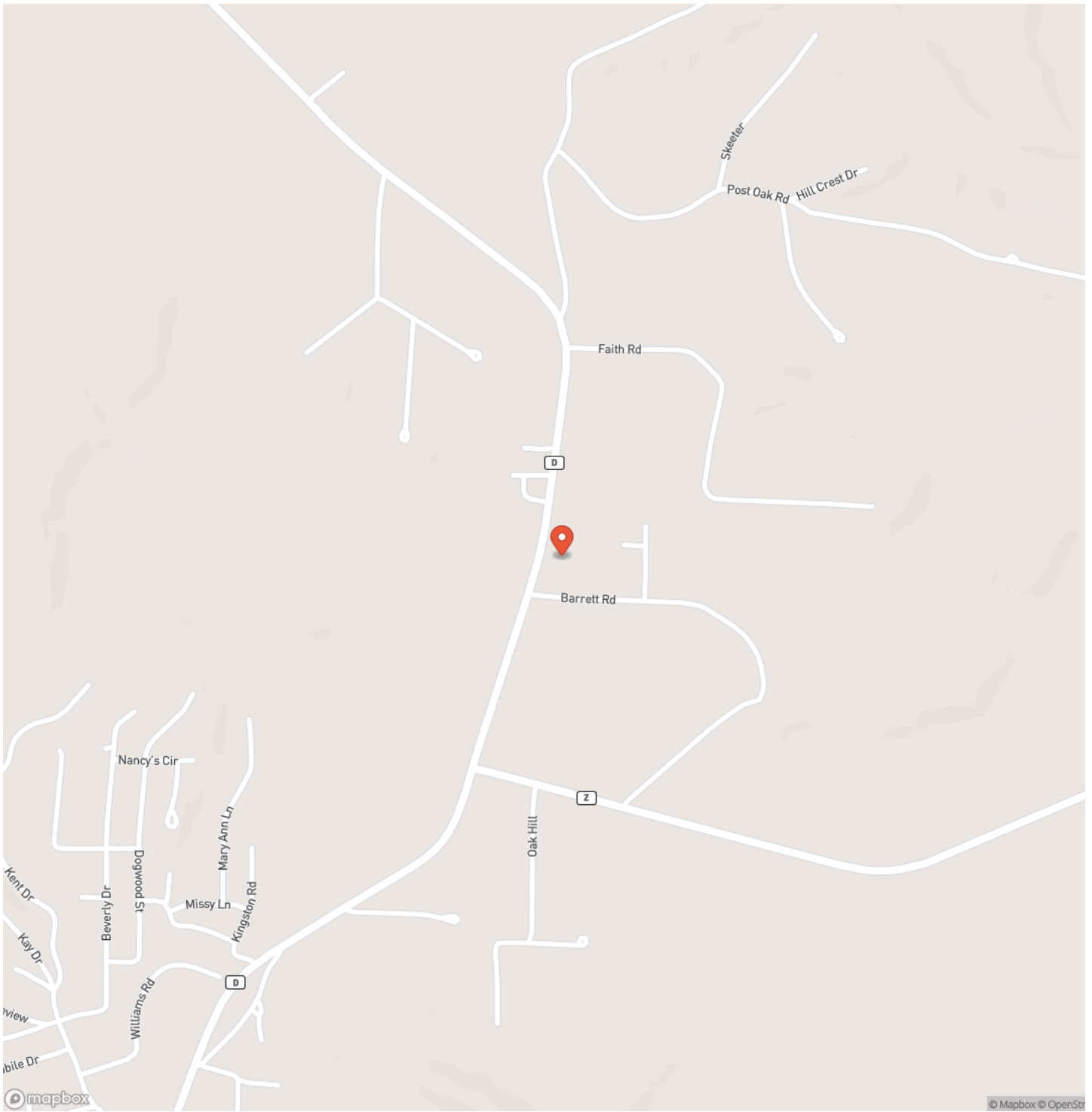
### **PROPERTY DESCRIPTION**

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.

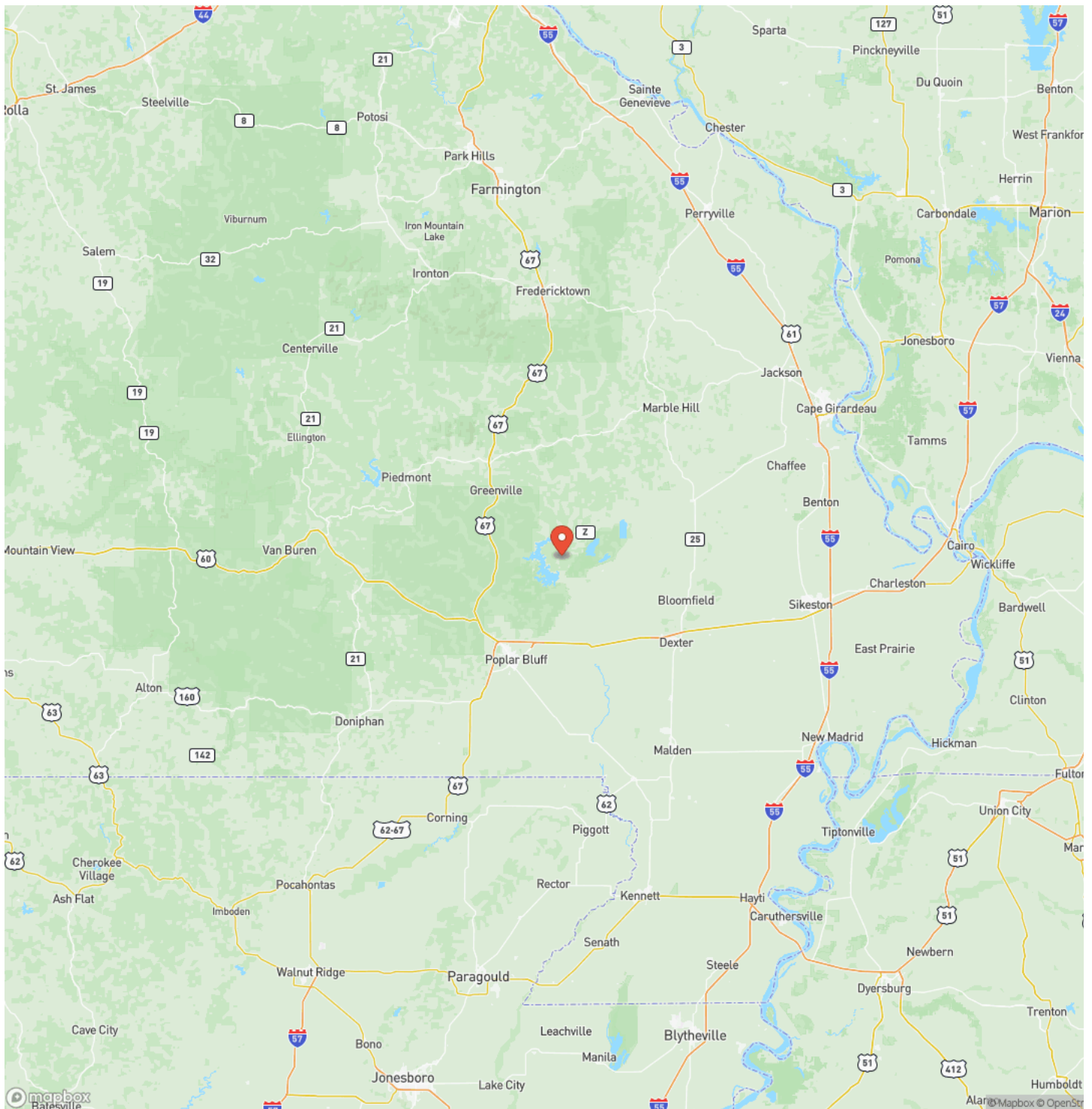
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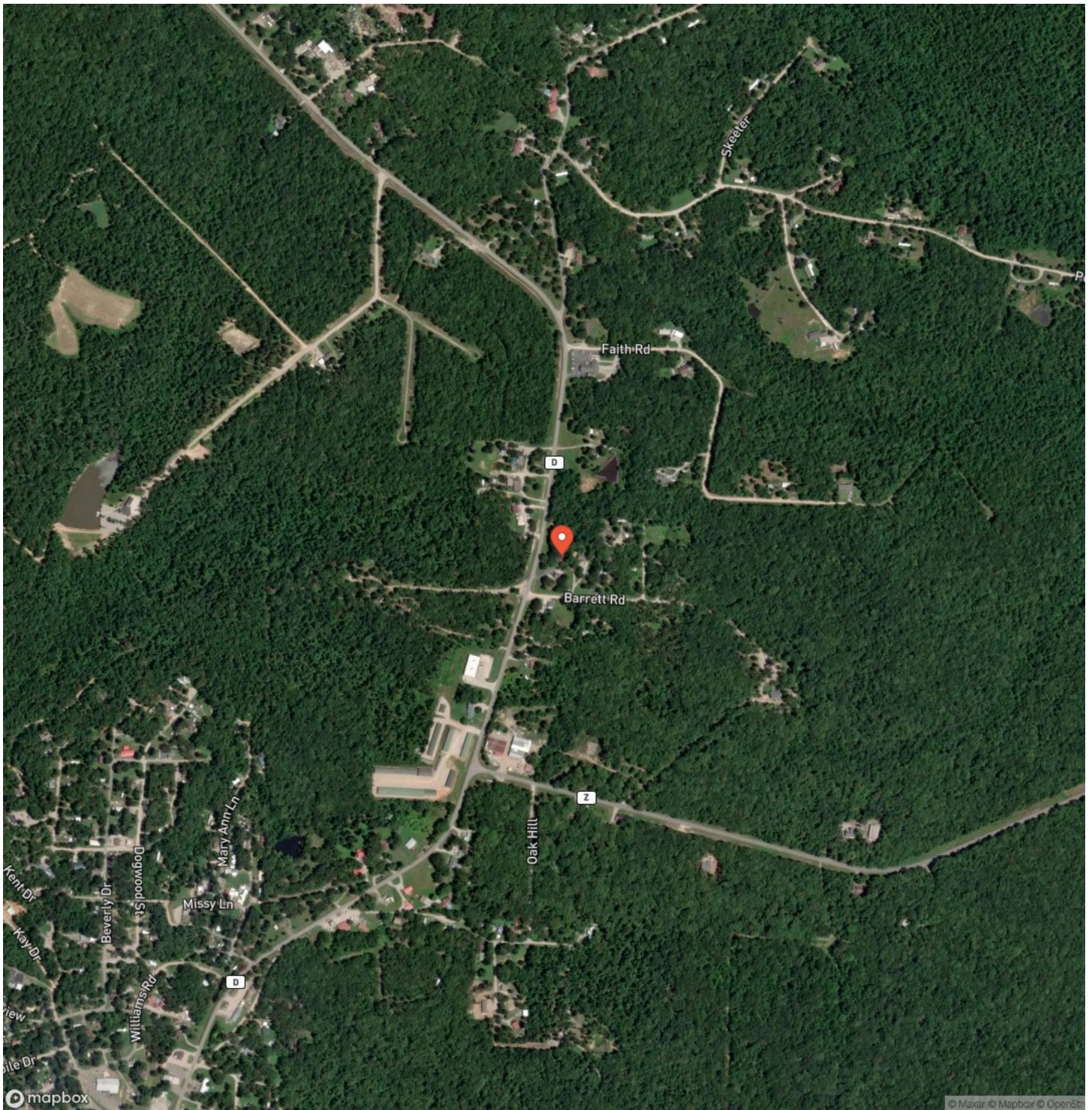
## Locator Map



## Locator Map



## Satellite Map







## **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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