

Extraordinary 15±AC, Multi-Building Opportunity For Sale
4358-4370 Wayne 403
Greenville, MO 63944

\$999,900
15± Acres
Wayne County



Extraordinary 15±AC, Multi-Building Opportunity For Sale Greenville, MO / Wayne County

SUMMARY

Address

4358-4370 Wayne 403

City, State Zip

Greenville, MO 63944

County

Wayne County

Type

Farms, Business Opportunity, Residential Property

Latitude / Longitude

37.015389 / -90.483097

Dwelling Square Feet

3,492

Bedrooms / Bathrooms

11 / 8

Acreage

15

Price

\$999,900

Property Website

<https://www.mossyoakproperties.com/property/extraordinary-15-ac-multi-building-opportunity-for-sale-wayne-missouri/117876/>



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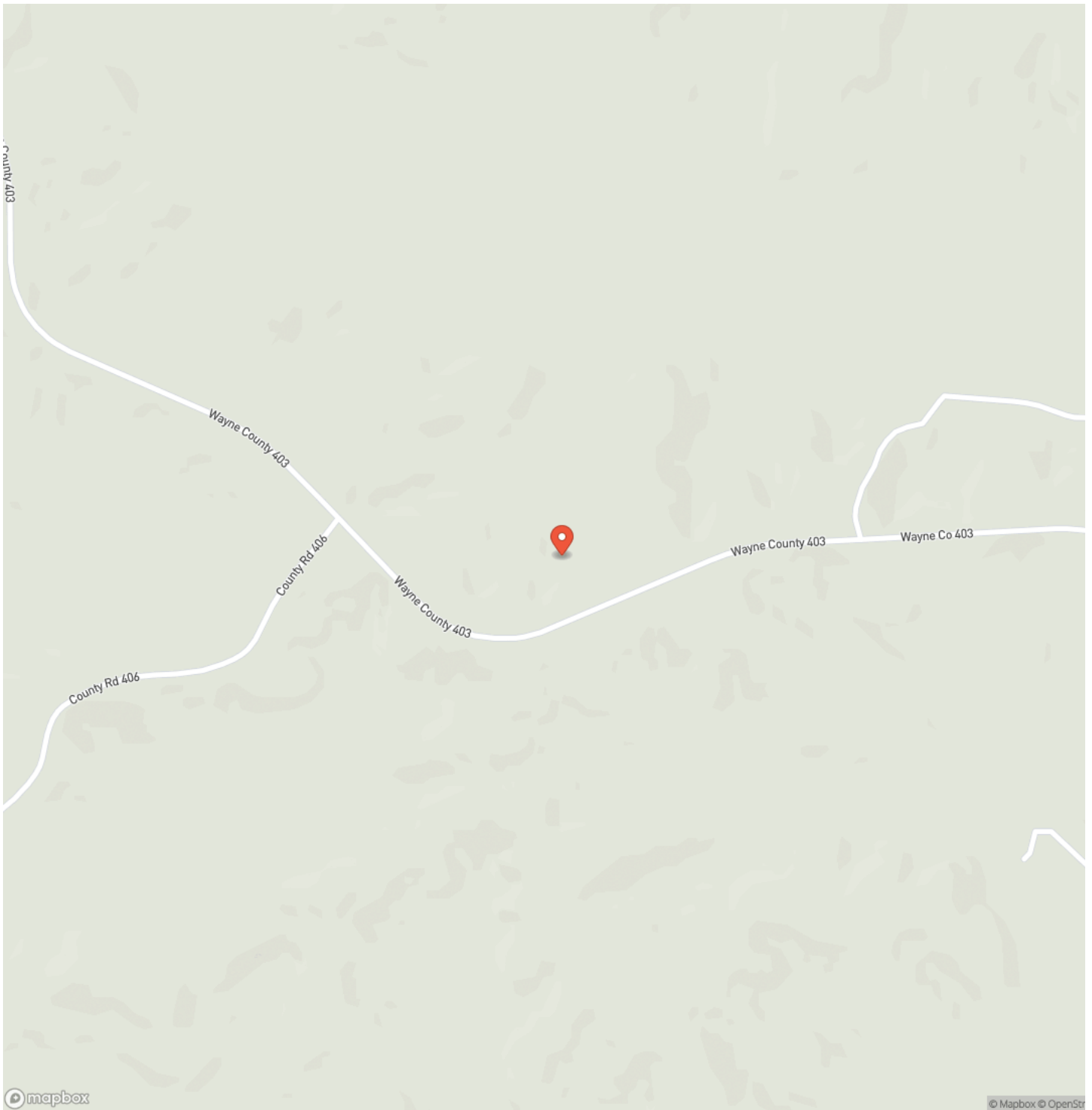
PROPERTY DESCRIPTION

Welcome to an extraordinary 15-acre property offering unprecedented versatility, multi-generational living options, established income potential, and direct corner access to government land for outdoor enthusiasts. Whether you are looking for a compound for an extended family, a home base for your business, or a multi-unit income generator, this property delivers on every front. **Property Overview & Location** Situated on 15 pristine acres, the property blends rural privacy with unmatched access. The parcel connects directly at the corner to government ground, opening up miles of public land for hunting, hiking, off-roading, and exploration right out your back door. **Commercial-Grade Shop (60' x 80')** Perfect for an ongoing business, heavy equipment, or hobby storage, the massive 4,800 sq ft insulated shop features high ceilings, oversized roll-up doors, and ample power to handle any operation seamlessly. **House 1: Executive Main Residence** A spacious and fully appointed home designed for both entertaining and everyday comfort: Bedrooms & Baths: 4 Bedrooms | 2 Bathrooms **Key Features:** Dedicated office, private workshop, and a custom movie room built for cinematic experiences. **In-Law Suite:** Fully self-contained suite complete with its own private kitchenette—ideal for multi-generational living or guests. **Energy Efficiency:** Equipped with dedicated solar panels to dramatically lower monthly energy costs. **House 2: Modern Duplex** A fantastic source of rental revenue or additional housing for extended family: Two independent units, each featuring 2 Bedrooms and 1 Bathroom. Each unit comes complete with its own dedicated laundry room. Outfitted with its own solar panel array to maximize energy efficiency for tenants or owners. **House 3 Custom Enclosed Residence** A uniquely crafted home built around a single-wide trailer frame: 4 Bedrooms | 2 Bathroom- Custom-designed kitchen, built-in structural additions, and modern interior finishes throughout. **Highlights at a Glance** 15 Acres with direct corner contact to government land 4 Total Living Units across 3 distinct residential structures 2 Solar Arrays cutting utility overhead for the main home and duplex Commercial 60' x 80' Shop optimized for business use This rare, multifaceted property must be seen in person to fully appreciate all it has to offer.

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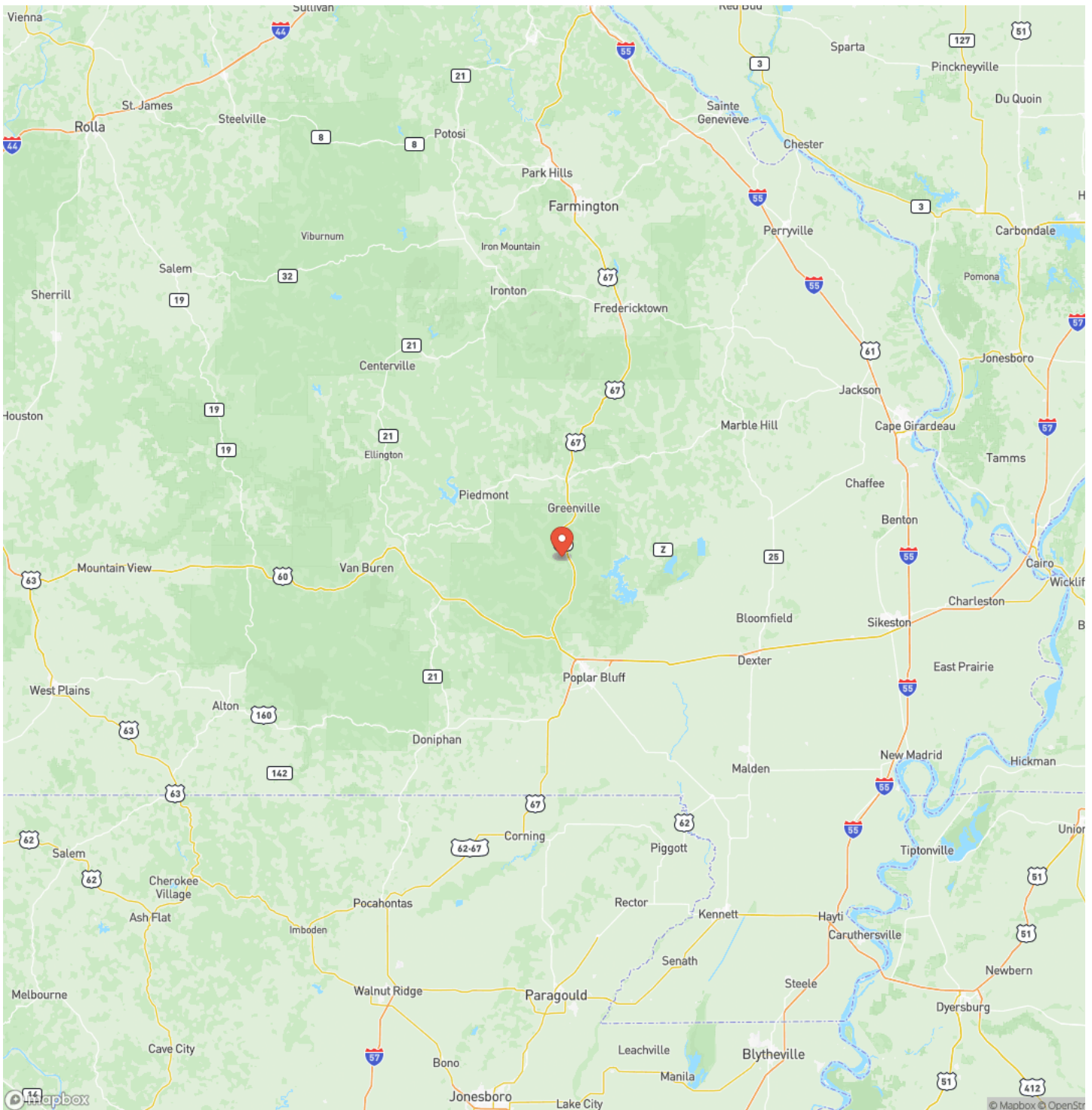


Locator Map

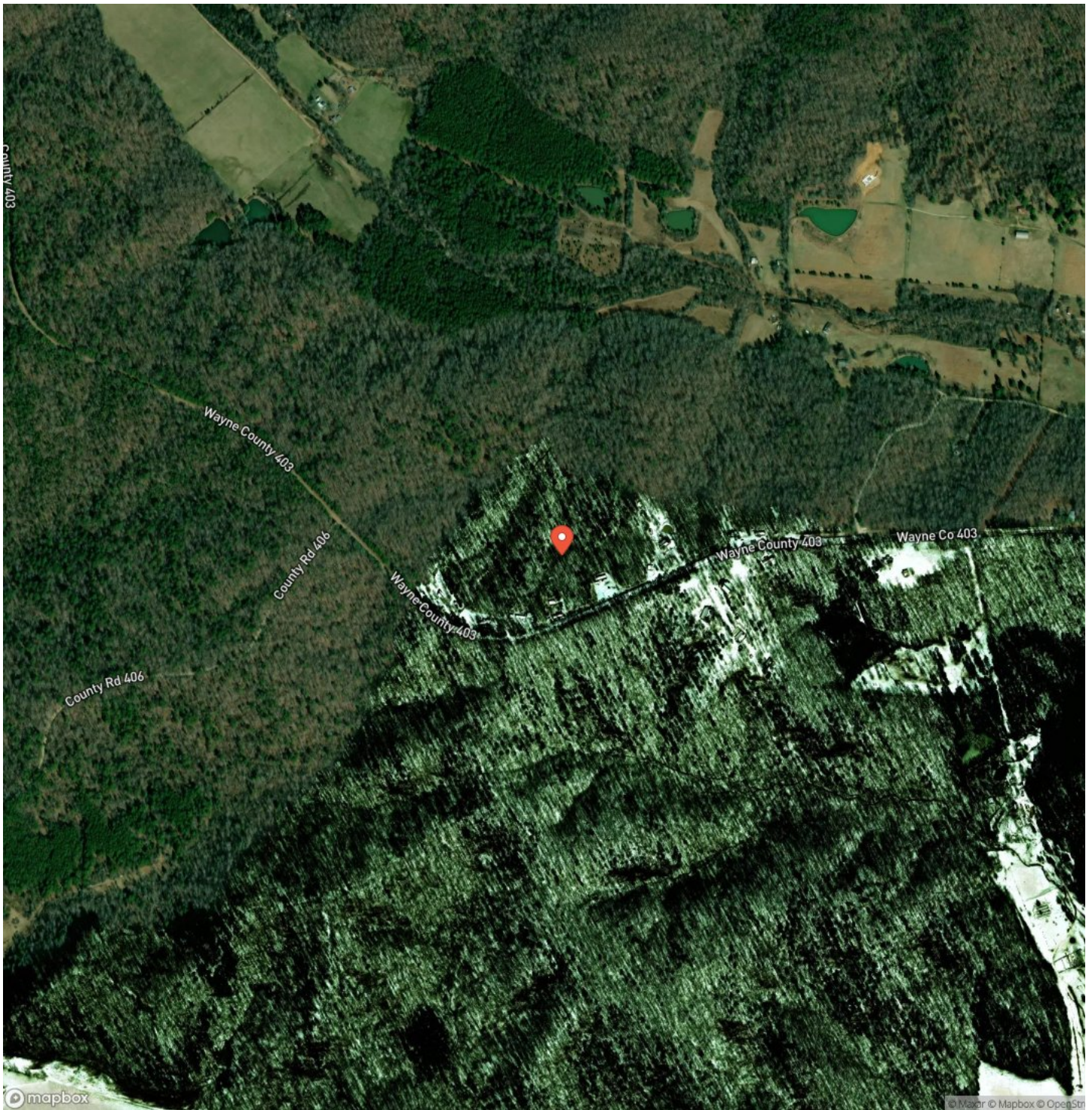


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Stephanie Knoppe

Mobile

(573) 429-8441

Office

(573) 712-2252

Email

sknoppe@mossyoakproperties.com

Address

947 N Westwood Blvd

City / State / Zip

Poplar Bluff, MO 63901

NOTES



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<https://mossyoakproperties.com/>

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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
<https://mossyoakproperties.com/>
