

4029 CR 546, Greenville- Wayne County, MO  
4029 Wayne 546  
Greenville, MO 63944

**\$140,000**  
2.4± Acres  
Wayne County



**4029 CR 546, Greenville- Wayne County, MO**  
**Greenville, MO / Wayne County**

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**SUMMARY**

**Address**

4029 Wayne 546

**City, State Zip**

Greenville, MO 63944

**County**

Wayne County

**Type**

Residential Property

**Latitude / Longitude**

37.145029 / -90.384391

**Dwelling Square Feet**

1,590

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

2.4

**Price**

\$140,000

**Property Website**

<https://rootedrea.com/property/4029-cr-546-greenville-wayne-county-mo/wayne/missouri/96711/>



**PROPERTY DESCRIPTION**

Call Charlie Carter for more information @ [\(573\) 317-6698](tel:(573)317-6698).

Spanning over 2 plus acres, this welcoming 3-bedroom, 1-bath home is located in Greenville, MO in Cozart Point subdivision. The home offers a spacious kitchen, a separate laundry room, and a bonus room that could be used as a dining room, office space, or playroom. Walk out onto the newly rebuilt, 22x24 deck overlooking the large backyard and enjoy the outdoors. It is the perfect spot for grilling, sipping on your morning coffee or watching those evening sunsets. The property comes equipped with two storage sheds, a hot tub, and a well-house; the property also backs up to government land. Some updates that have been made to the home include a metal roof, new flooring, new deck and front porch, and the septic has recently been pumped.

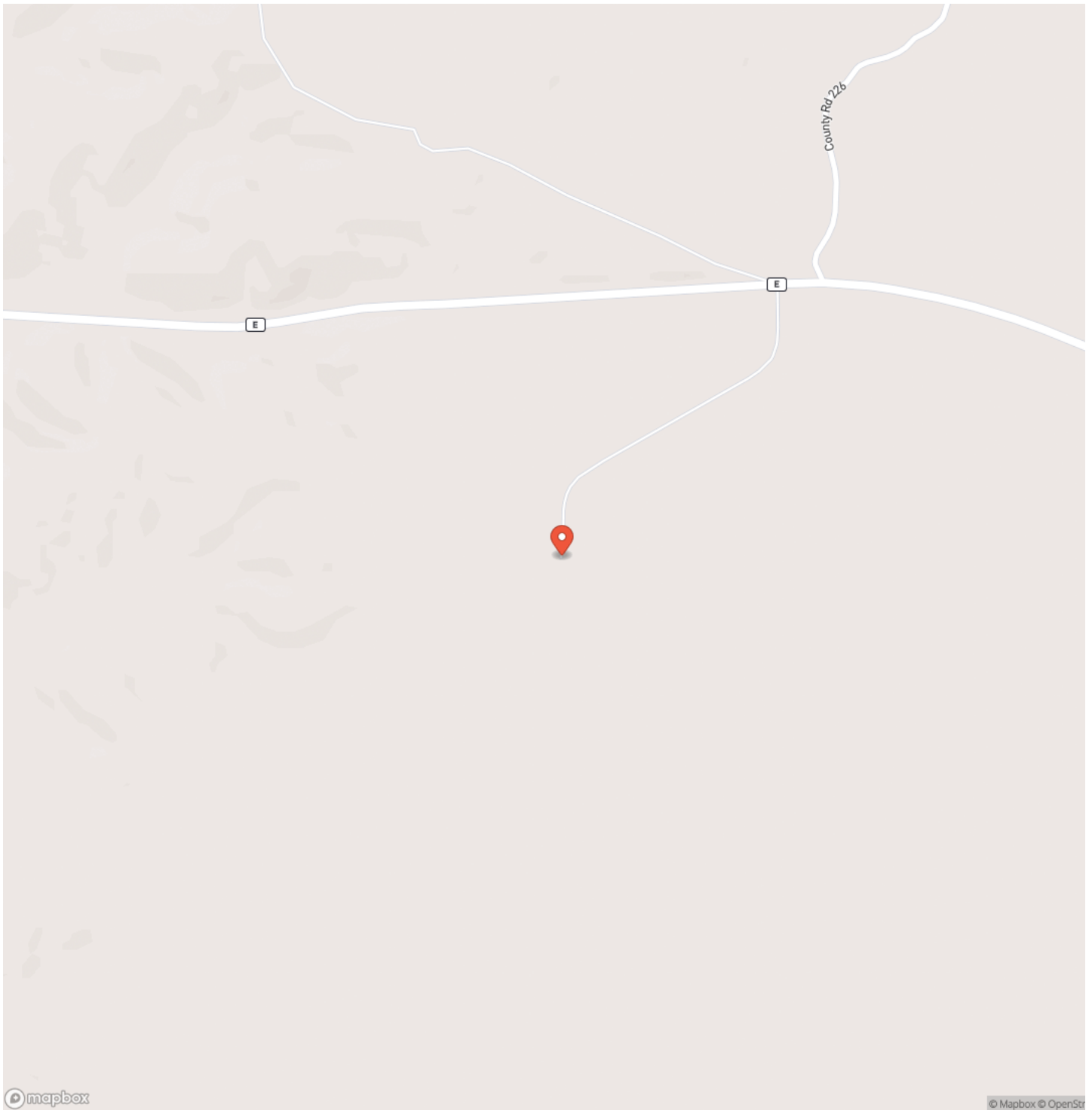
To put the cherry on top, you are only one-half mile from the boat ramp, making those spontaneous lake days and sunset cruises remarkably convenient.

If you are looking for the ideal weekend lake retreat, rental property or your own private residence, this could be the place for you.

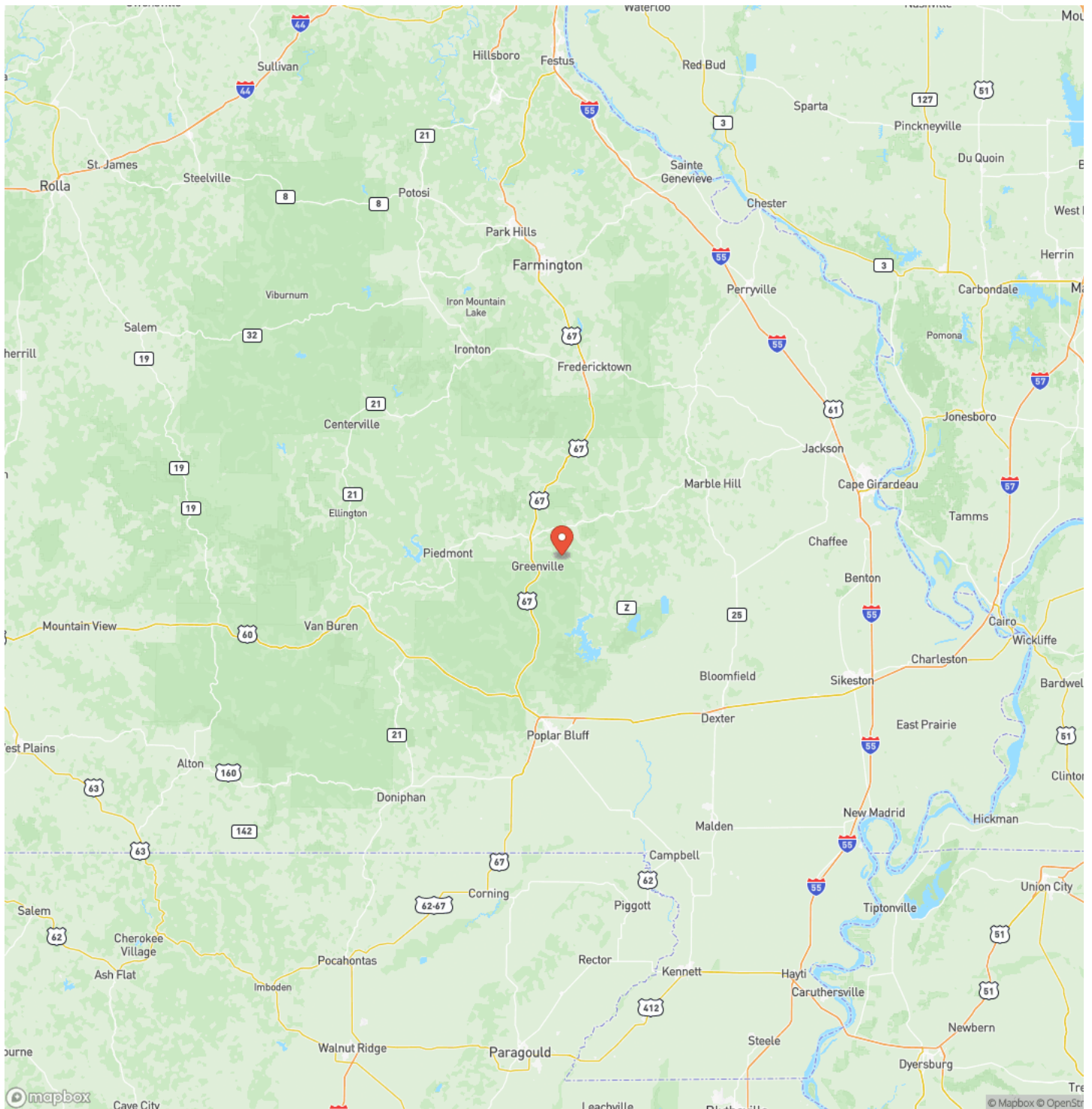




## Locator Map



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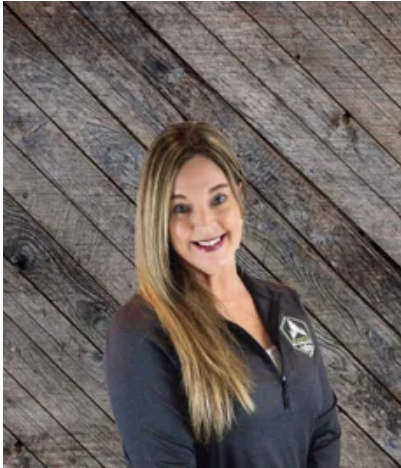
## Satellite Map



**4029 CR 546, Greenville- Wayne County, MO**  
**Greenville, MO / Wayne County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Charlie Carter

## Mobile

(573) 317-6698

## Email

ccarter@rootedrea.com

## Address

City / State / Zip

Greenville, MO 63944

## NOTES



**MORE INFO ONLINE:**

**<https://rootedrea.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.



**<https://rootedrea.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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