

**Little Brushy Creek Farms - A Rugged Natural Beauty**  
29421 MO-49  
Williamsville, MO 63967

**\$995,000**  
147.8± Acres  
Wayne County



**Little Brushy Creek Farms - A Rugged Natural Beauty**  
**Williamsville, MO / Wayne County**

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**SUMMARY**

**Address**

29421 MO-49 null

**City, State Zip**

Williamsville, MO 63967

**County**

Wayne County

**Type**

Farms, Ranches, Residential Property, Recreational Land, Hunting Land, Riverfront

**Latitude / Longitude**

36.971367 / -90.604958

**Dwelling Square Feet**

1,800

**Bedrooms / Bathrooms**

2 / 2.5

**Acreage**

147.8

**Price**

\$995,000



## Little Brushy Creek Farms - A Rugged Natural Beauty Williamsville, MO / Wayne County

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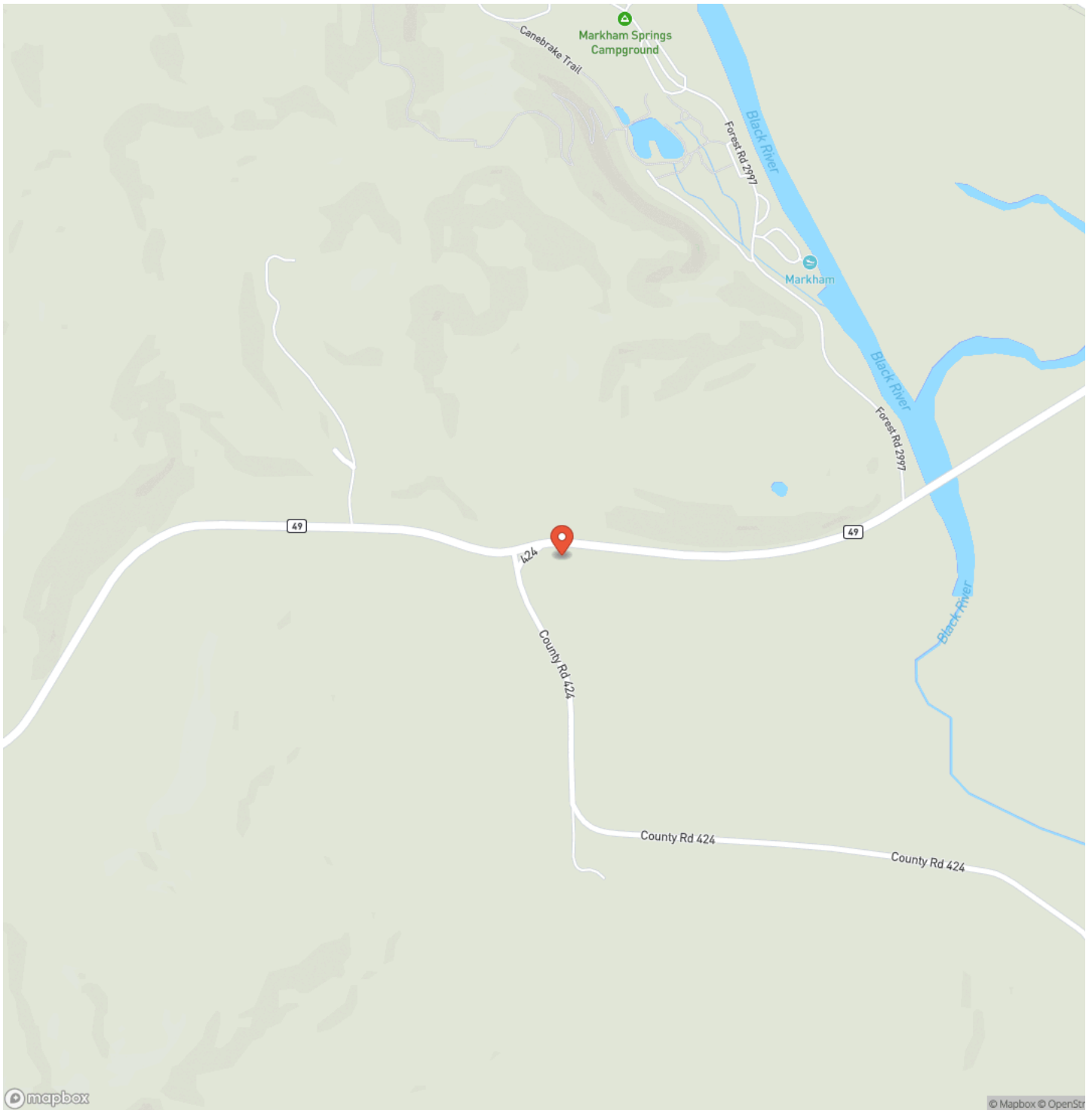
### **PROPERTY DESCRIPTION**

It's rare to find a property that checks every single box, but this 147.8 acre +/- tract manages to pull it off. Offering an unmatched mix of privacy, convenience, and rugged natural beauty, this land features over 1900 feet of black river frontage, easy highway access and a creek that runs through the property. Best of all, it is bordered on the north and south sides by protected National Forests and government recreational area, giving you a massive permanent recreation area with abundant deer, turkey and wildlife. The land itself is highly versatile, with good soil and a two-thirds split of open pasture and maturing timber. It's fully set up for self-sufficiency and livestock, featuring a well pump dedicated to the cattle and the main house. You'll also find a functional working barn for storage or livestock, plus a traditional, native stone smokehouse. For living space, the property features a comfortable, well-built 1,800 square foot traditional style home that fits great into the landscape. Between the direct river access on your own land, creek running through the middle and the added bonus of a public boat ramp located just inside the neighboring government recreation area, outdoor recreation is right at your doorstep. Whether you're looking to run a cattle operation, establish a private hunting retreat, or just find a beautiful, quiet place to call home, this property is a rare find. Showings by appointment only. Contact us today to schedule a tour.

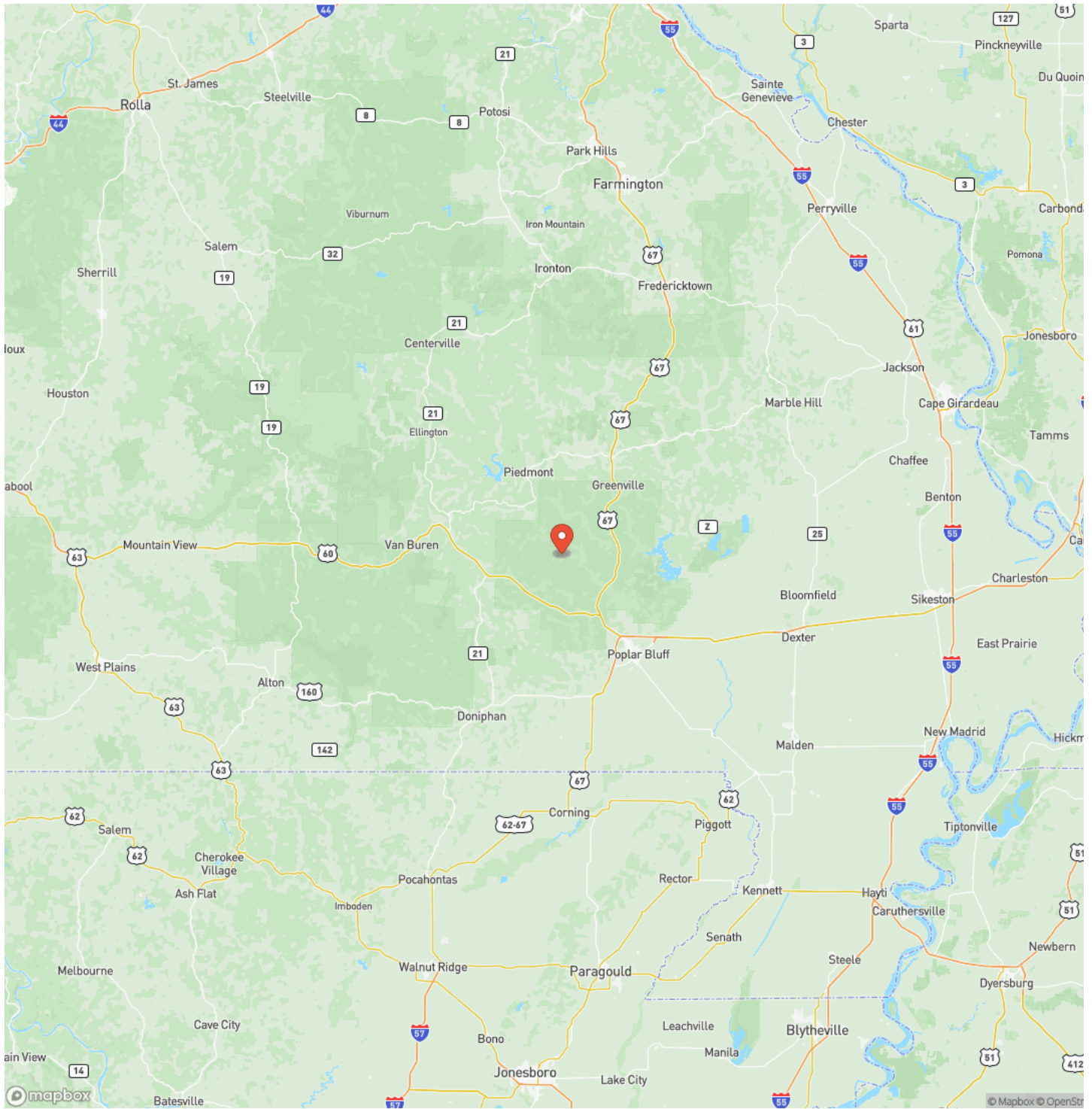
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## Locator Map



## 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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