

Whistlin Ridge Cabin
1069 Warncke
Annapolis, MO 63620

\$119,000
7± Acres
Reynolds County



Whistlin Ridge Cabin

Annapolis, MO / Reynolds County

SUMMARY

Address

1069 Warncke

City, State Zip

Annapolis, MO 63620

County

Reynolds County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.3623 / -90.7536

Taxes (Annually)

28

Dwelling Square Feet

768

Acreage

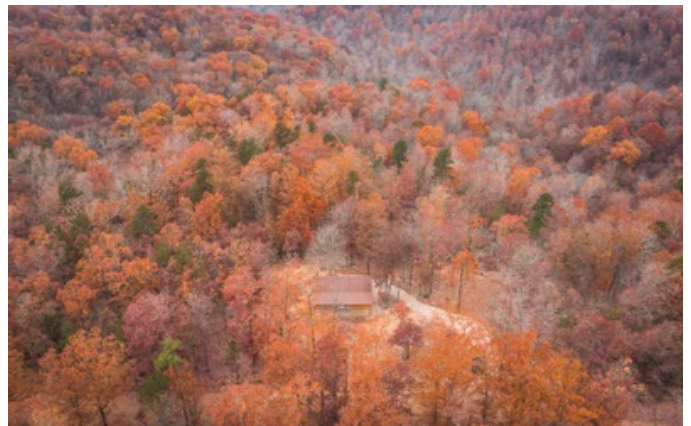
7

Price

\$119,000

Property Website

<https://livingthedreamland.com/property/whistlin-ridge-cabin-reynolds-missouri/34294/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



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PROPERTY DESCRIPTION

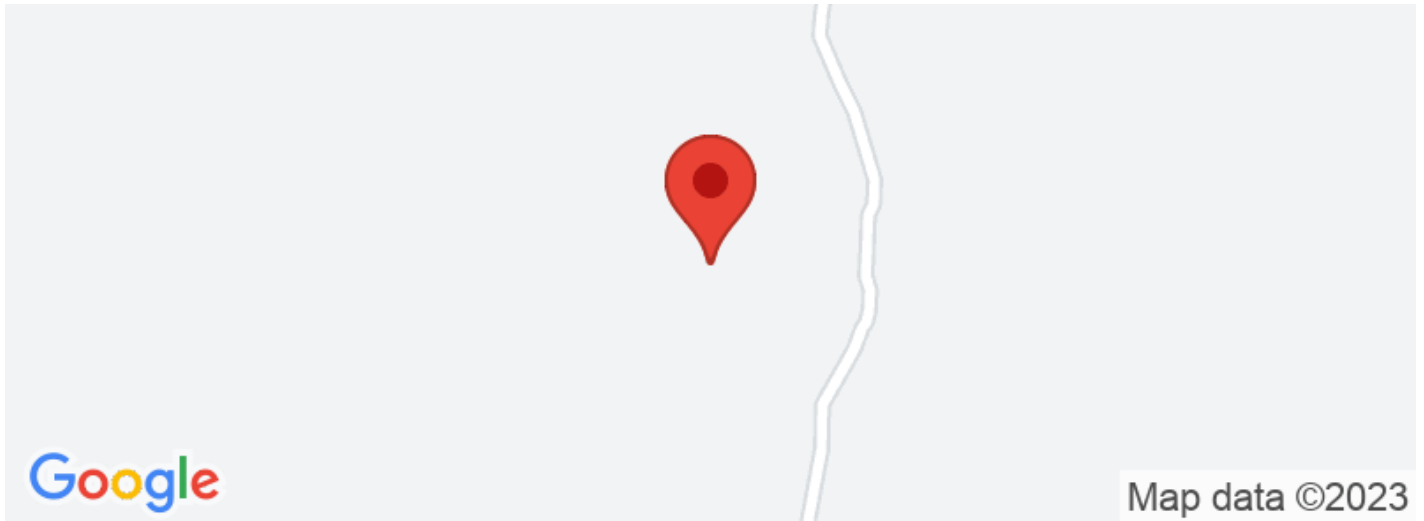
An auburn sun slowly sinks behind rolling waves of amber and yellow as the warmth of the day falls away to a crisp autumn night. Stars peek through the dusky evening sky, fighting the sun's final rays, while a cool breeze whistles through the trees, knocking the season's last leaves from their branches. You're sitting around the fire, watching the flames dance inside a ring of smooth gray stones, listening to the soothing crackle as it licks the withered logs. The intoxicating smell of musky smoke and pine needles fills your nostrils as you lean back in your seat and think... Ahhhh, this is the life. This is Whistlin' Ridge Cabin. Located just outside of Annapolis, Whistlin' Ridge Cabin lies on 7 acres atop a rolling hill just a short distance from The Black River, overlooking miles of peaks and dips as they disappear into the horizon. Completely off-grid, this 768 sq ft unfinished cabin is free from the influence of the outside world. Set up for total self-sufficiency, all of the basics as well as modern amenities such as a water and sewage system, have already been put in place while the finishing touches were left for the new owners to choose. With more land available for purchase, Whistlin' Ridge Cabin could easily become a homestead or just the ultimate escape from the modern day world. At a time when the only thing that we can be certain of is uncertainty, self-sufficiency and peace of mind is priceless... but the view? That's worth a million dollars.



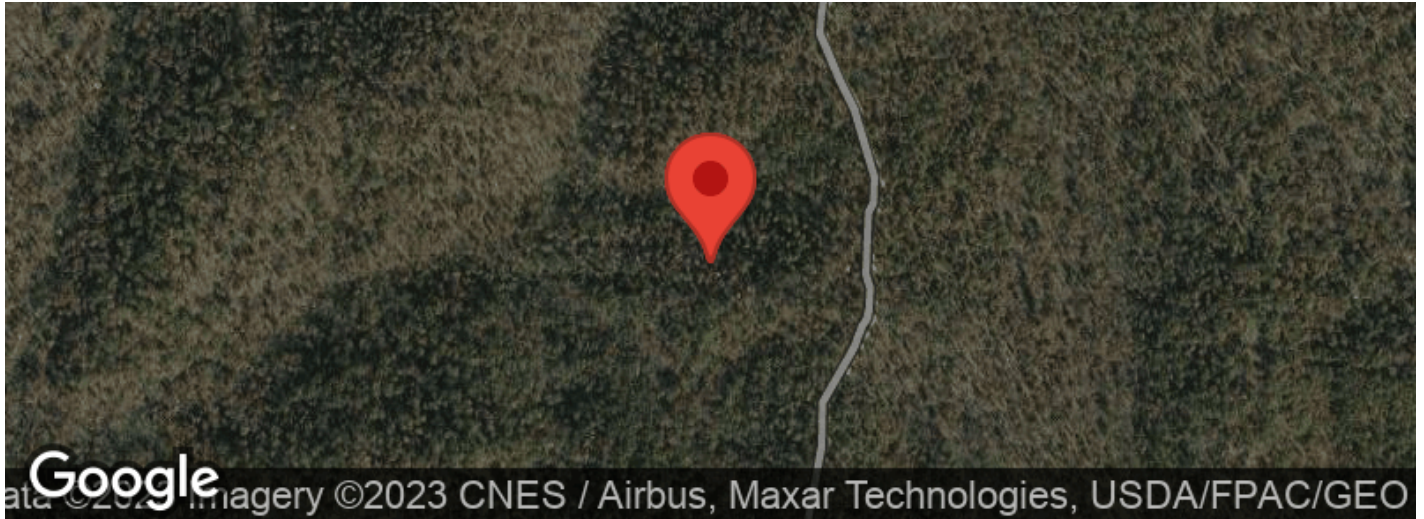
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Locator Maps



Aerial Maps



Whistlin Ridge Cabin
Annapolis, MO / Reynolds County

LISTING REPRESENTATIVE

For more information contact:



Representative

Amanda Robertson

Mobile

(417) 322-0971

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amanda@livingthedreamland.com

Address

515 S. Franklin St.

City / State / Zip

Summersville, MO 65453

NOTES

MORE INFO ONLINE:

<https://livingthedreamland.com/>



NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the paper.

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.



Living The Dream Outdoor Properties

25535 Randolph Rd

Waynesville, MO 65583

(855) 289-3478

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