

Wayne County 394 Cattle Ranch
1857 wayne county 406
Williamsville, MO 63967

\$1,277,000
394± Acres
Wayne County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



**Wayne County 394 Cattle Ranch
Williamsville, MO / Wayne County**

SUMMARY

Address

1857 wayne county 406

City, State Zip

Williamsville, MO 63967

County

Wayne County

Type

Hunting Land, Farms, Residential Property

Latitude / Longitude

36.988 / -90.4866

Taxes (Annually)

540

Dwelling Square Feet

2500

Bedrooms / Bathrooms

3 / 2

Acreage

394

Price

\$1,277,000

Property Website

<https://livingthedreamland.com/property/wayne-county-394-cattle-ranch-wayne-missouri/56025/>



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Williamsville, MO / Wayne County

PROPERTY DESCRIPTION

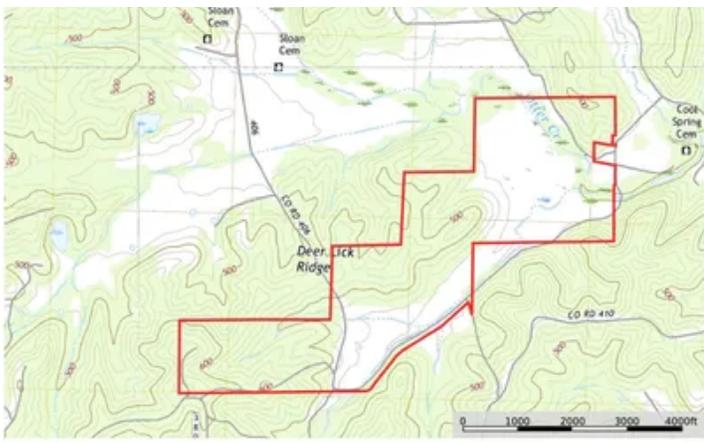
This 394+/- acre cattle ranch is nestled amidst rolling hills with a blend of timber and lush pasture ground. Located just north of Poplar Bluff and a little over a mile off of highway 67. This property has a 2500+/- square foot house, offering comfort and tranquility amidst the natural beauty that surrounds. Two creeks run through the property, providing a serene backdrop for relaxation and water for your livestock. In addition, the Black River is just a few miles down the road where you can float and fish. The property has solid fencing with multiple different pastures and 8 concrete water troughs. For the industrious rancher, a 30x40 foot shop stands by for equipment and storage, while a 50x60 foot barn provides space for sheltering livestock and storing equipment. Also, there are endless hunting and recreations options as this property borders thousands of acres of Mark Twain National Forest. Whether you're seeking a peaceful retreat or a thriving agricultural enterprise, this property offers endless possibilities in a beautiful natural setting. Seller also willing to sell 92 acres of this parcel for \$259,000.

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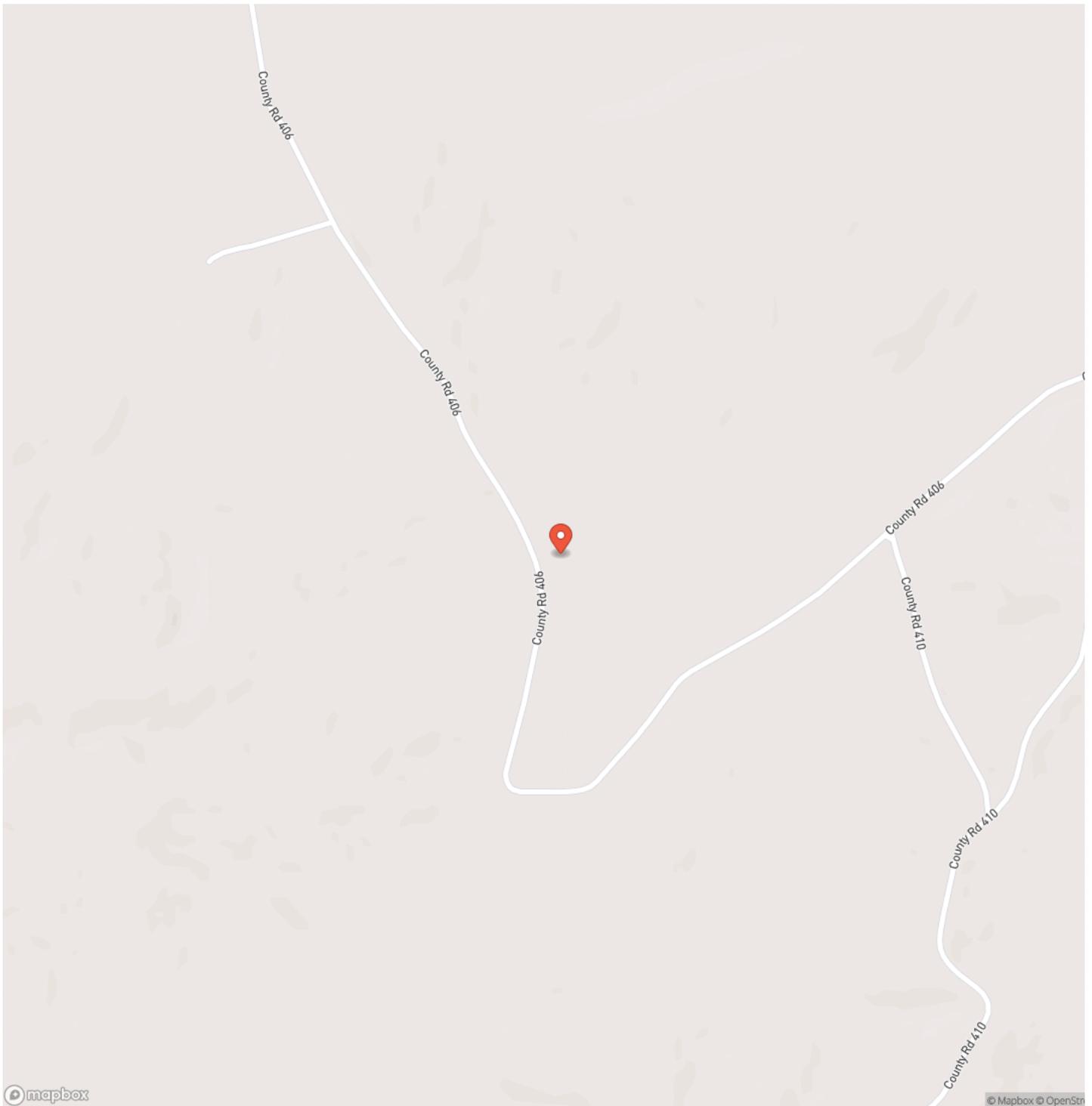


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Locator Map



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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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