

**Colyotte Hollow Hideaway**  
4046 County Road 146A  
Annapolis, MO 63620

**\$400,000**  
88± Acres  
Reynolds County





## Colyotte Hollow Hideaway Annapolis, MO / Reynolds County

### SUMMARY

#### Address

4046 County Road 146A

#### City, State Zip

Annapolis, MO 63620

#### County

Reynolds County

#### Type

Farms, Hunting Land, Recreational Land

#### Latitude / Longitude

37.348273 / -90.739563

#### Taxes (Annually)

1265

#### Acreage

88

#### Price

\$400,000

#### Property Website

<https://livingthedreamland.com/property/colyotte-hollow-hideaway-reynolds-missouri/55375/>



**PROPERTY DESCRIPTION**

Nestled amidst the serene landscape, this property has access to the Black River. It also has year- round springs, and a gently flowing creek, providing an idyllic retreat for nature enthusiasts. Spanning across 10+/- acres of verdant fields and 80+/- acres of woods, this estate offers a harmonious blend of natural beauty and modern living. The 2,400 square foot house, meticulously crafted by an esteemed architect from Minneapolis, features stunning clerestory windows that invite abundant natural light and picturesque views of the surroundings. New central AC unit installed September 2024 with a 10 year parts warranty. With a thoughtful design, the house comprises one bedroom, two bathrooms, and a walk-out basement, offering seamless indoor-outdoor living. Embracing sustainability, the property is powered by an off-grid solar system, with a new inverter and lithium battery bank installed in 2023. Additionally, the basement, plumbed for a bathroom, presents potential for customization. Completing the estate are various amenities including a shop, smokehouse, barn, spring house, and an older home dating back to 1941, that could possibly be used for a guest house.



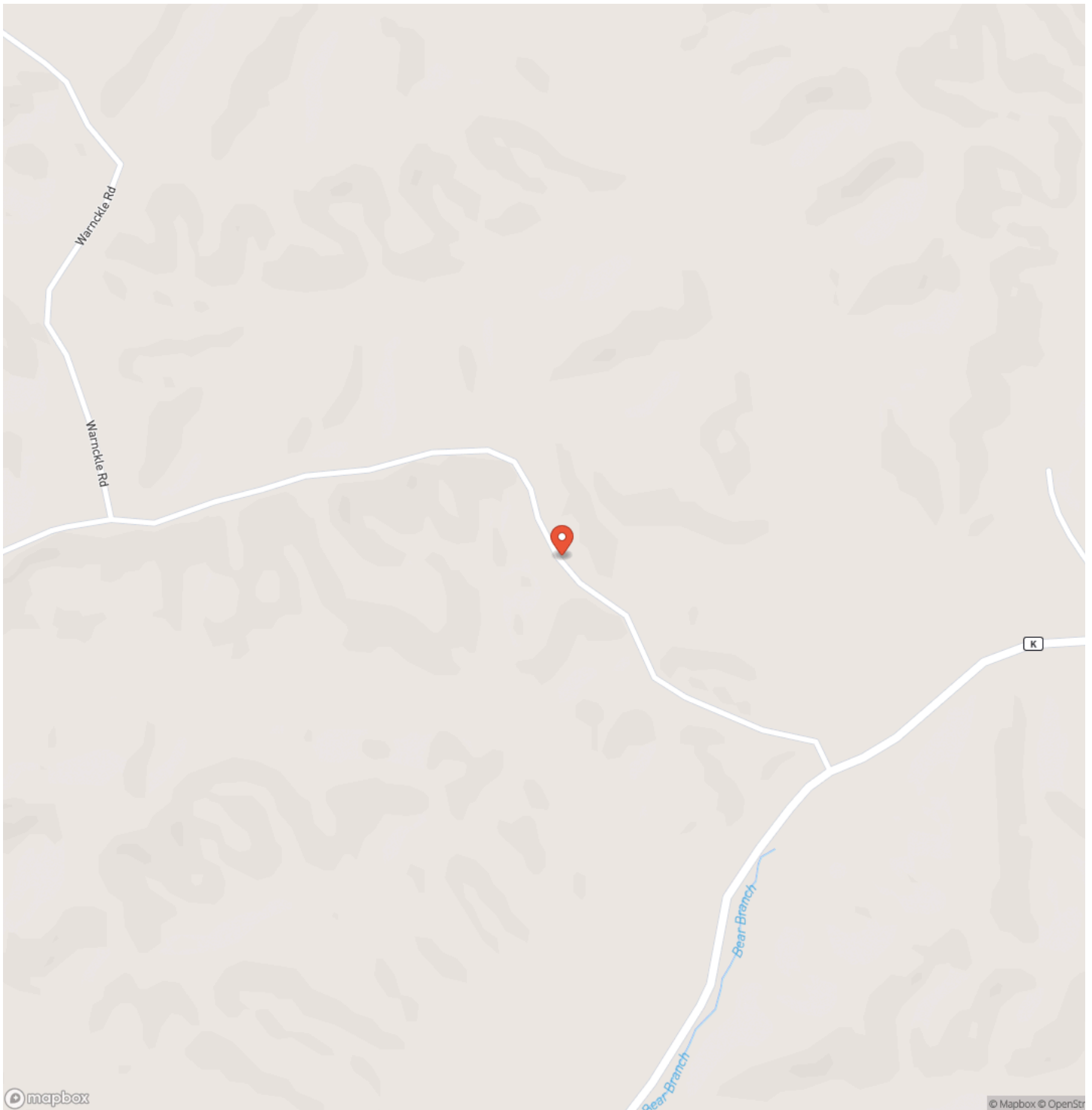


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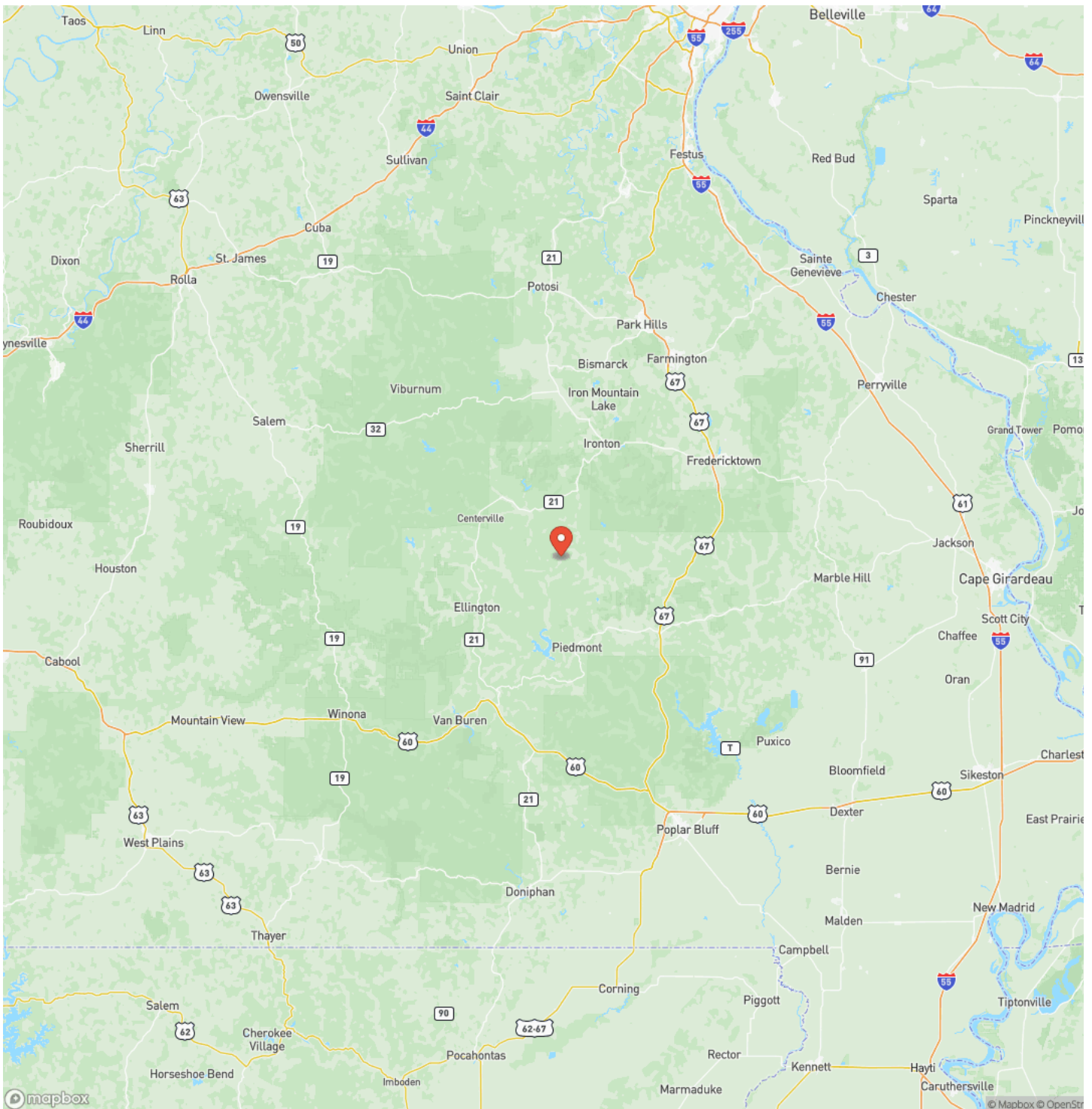


## Locator Map

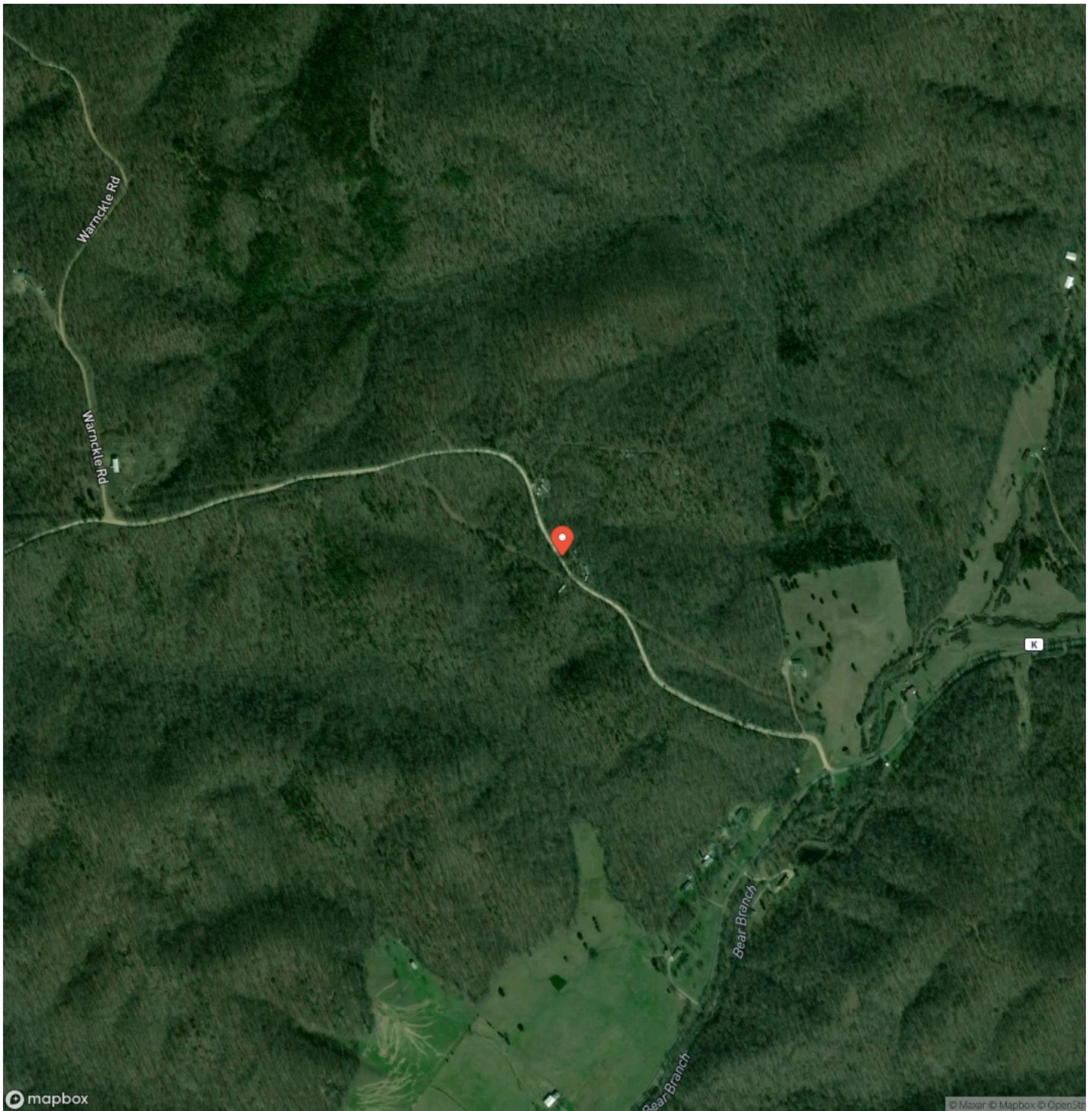




## Locator Map



## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Geoff Myers

## Mobile

(573) 382-6544

## Office

(855) 289-3478

## Email

geoff@livingthedreamland.com

### Address

6485 N Service Road

## City / State / Zip

## NOTES

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**MORE INFO ONLINE:**  
<https://livingthedreamland.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.





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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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