

**Firehouse Drive 40**  
**198 Firehouse Drive**  
**Waynesville, MO 65583**

**\$600,000**  
**40± Acres**  
**Pulaski County**





**Firehouse Drive 40**  
**Waynesville, MO / Pulaski County**

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**SUMMARY**

**Address**

198 Firehouse Drive

**City, State Zip**

Waynesville, MO 65583

**County**

Pulaski County

**Type**

Recreational Land, Timberland

**Latitude / Longitude**

37.789100 / -92.267400

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

40

**Price**

\$600,000

**Property Website**

<https://livingthedreamland.com/property/firehouse-drive-40-pulaski-missouri/31969/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## **PROPERTY DESCRIPTION**

This 40acre property is situated in the beautiful Missouri Ozarks and filled with natural environment that will amaze. It has city amenities with privacy in a unique forested location, close to schools, shopping, recreation and quick access to I-44 and 5 minutes to the Ft. Leonard Wood West Gate. This is a beautiful place to build your dream home. Wooded land with lots of wildlife. This property has Laclede Electric, Pulaski County Water, City of Waynesville gas and sewage. This property is mainly timber with several clearings. There is a 3bed 2bath mobile home on the property that was remodeled in May 2021. This property has it all with woods for hunting and recreation as well as the perfect place to build the home of your dreams with beautiful views and highway frontage.



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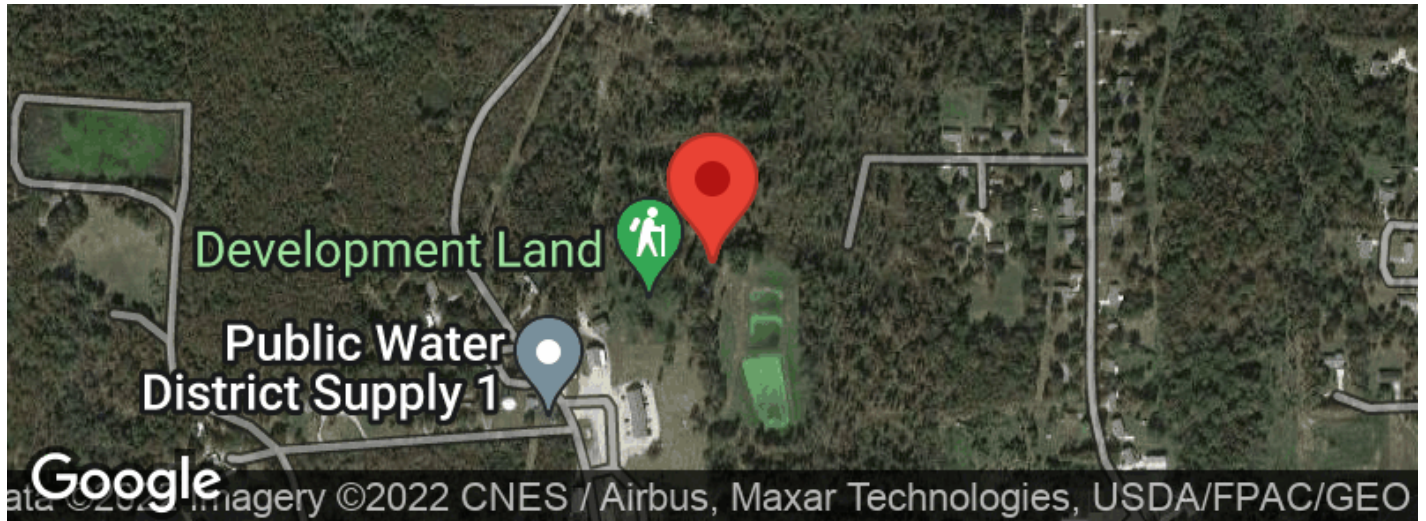
## Locator Maps



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>

## Aerial Maps



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>

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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Jessy Hunter

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### Office

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### Email

jessy@livingthedreamland.com

### Address

573-368-8589

### City / State / Zip

Chesterfield, MO 63005

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## NOTES

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**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## NOTES

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## **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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**Living The Dream Outdoor Properties**

**25535 Randolph Rd**

**Waynesville, MO 65583**

**(855) 289-3478**

**<https://livingthedreamland.com/>**

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