

**Country Farm Home, Second House
would make a great mother-in-law
quarters or Air BNB, 30 Acres, Shannon
County**

**9405 County Road 481
Birch Tree, MO 65438**

\$164,700

**30 +/- acres
Shannon County**



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Birch Tree, MO / Shannon County**

SUMMARY

Address

9405 County Road 481

City, State Zip

Birch Tree, MO 65438

County

Shannon County

Type

Recreational Land, Residential Property

Latitude / Longitude

37.0249 / -91.5791

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 1

Acreage

30

Price

\$164,700

Property Website

<https://mossyoakproperties.com/property/country-farm-home-second-house-would-make-a-great-mother-in-law-quarters-or-air-bnb-30-acres-shannon-county-shannon-missouri/14119/>





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PROPERTY DESCRIPTION

This Charming Farmhouse sits on 30 acres m/l in Shannon County located between Mountain View and Birch Tree offering nice open pastures for cattle or horses with 2 Ponds, a Barn, green house, a second small home with a little work could be a mother-in-law quarter. The farmhouse feel and offers 3 bedrooms 1 bath, central heat and air. The property is ideal for a hobby farm with about 12 acres open and the rest wooded. There is also a nice garden spot! The various outbuildings as well as barn and other outbuildings for storage. Situated close to the end of the road for lots of privacy! The Owner reports lots of deer and turkey seen on the property!!

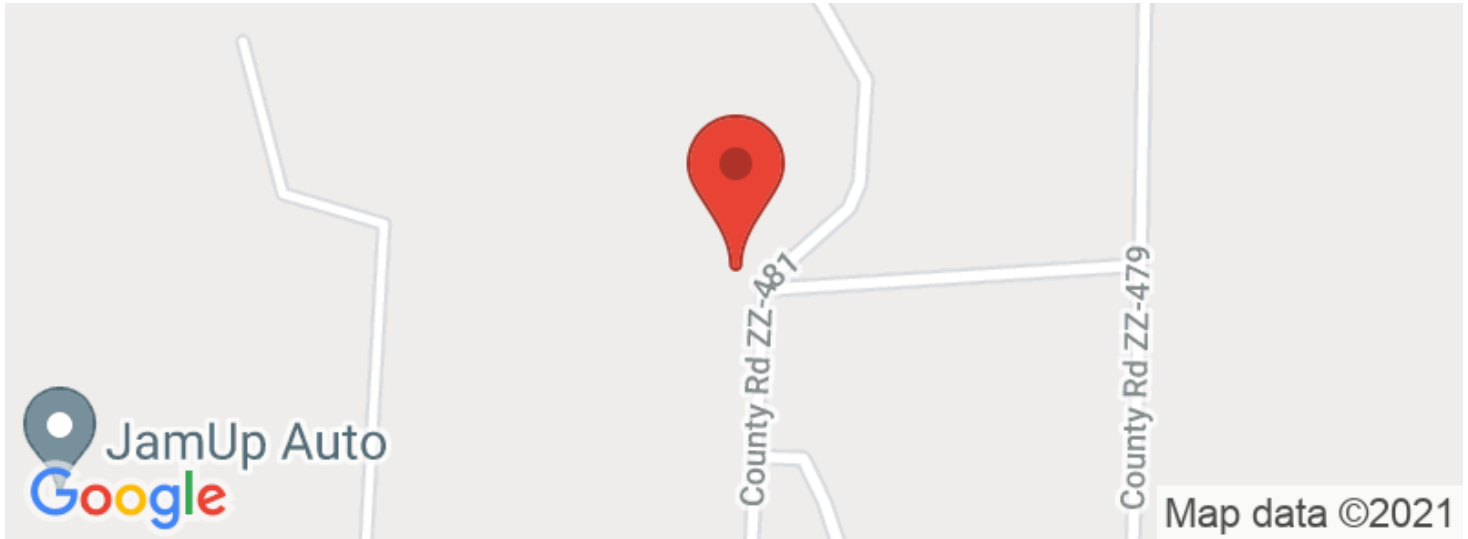


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Locator Maps



Country Farm Home, Second House would make a great mother-in-law quarters or Air BNB, 30 Acres, Shannon County
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Aerial Maps



Country Farm Home, Second House would make a great mother-in-law quarters or Air
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LISTING REPRESENTATIVE

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Address

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City / State / Zip

Mountain View, MO, 65548

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, 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.



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