

**80 Acres, Springs, Creek, Pond 50x100 Red Iron Shop,
Drill Well Electric, Shannon County MO
15141 County Road 421a
Birch Tree, MO 65438**

\$350,000
80± Acres
Shannon County



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Birch Tree, MO / Shannon County

SUMMARY

Address

15141 County Road 421a

City, State Zip

Birch Tree, MO 65438

County

Shannon County

Type

Hunting Land, Timberland, Residential Property, Recreational Land

Latitude / Longitude

37.104398 / -91.428004

Dwelling Square Feet

1248

Bedrooms / Bathrooms

2 / 1

Acreage

80

Price

\$350,000

Property Website

<https://mossyoakproperties.com/property/80-acres-springs-creek-pond-50x100-red-iron-shop-drill-well-electric-shannon-county-mo-shannon-missouri/78732/>



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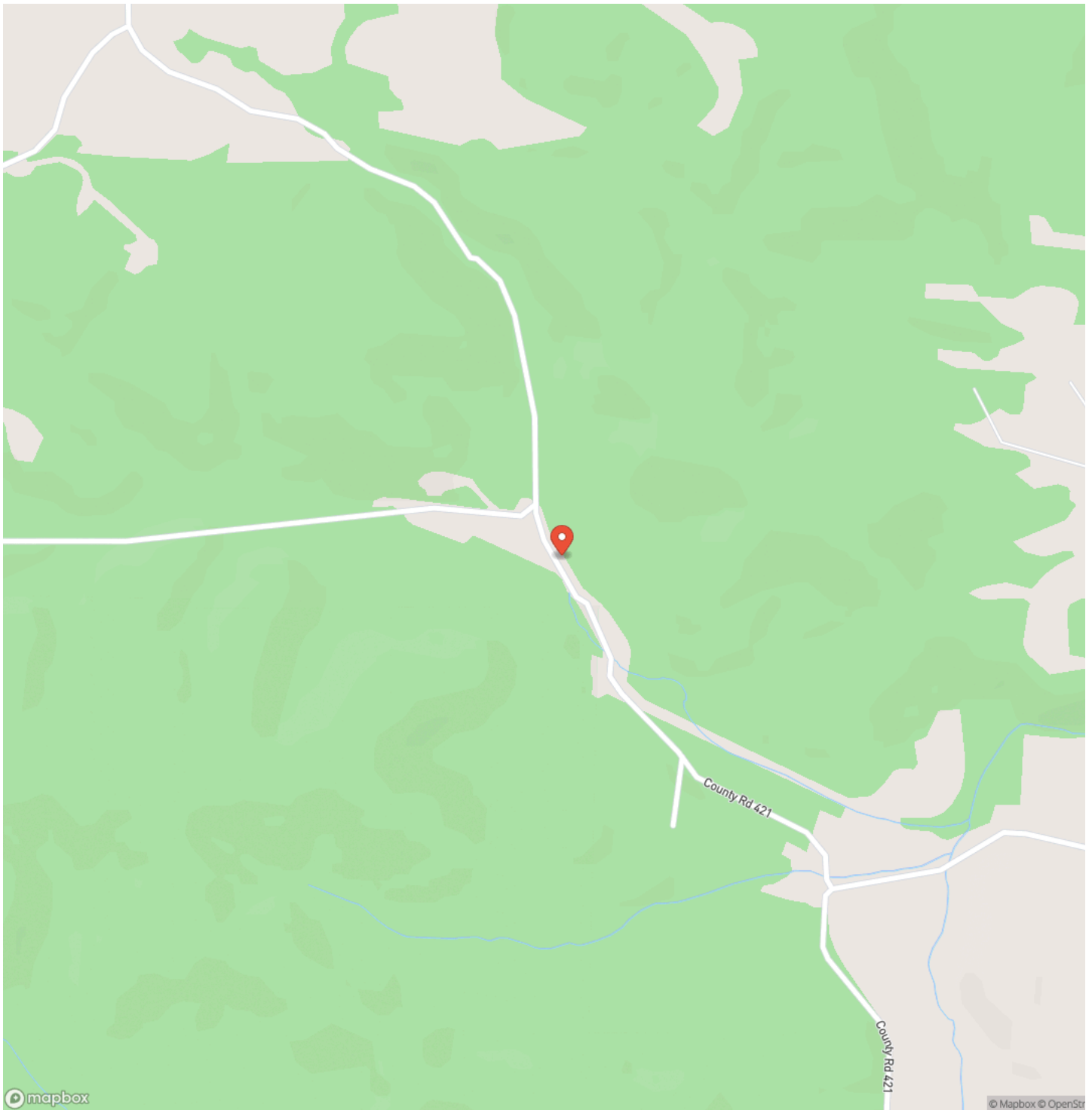
PROPERTY DESCRIPTION

Privacy and Seclusion in South Central Missouri! 80 Acres of PRIME HUNTING with Live Water and borders Rocky Creek Conservation Area. The topography has a great combination of ridges and draws, many trails throughout the property to get to your tree stands. Large Pond, Multiple Springs the main two Spring Branches which come together on the property then flow into the Jacks Fork River, a part of the Ozark National Scenic Riverways. The land is mostly wooded with a blend of Sycamore, Oak, Hickory, Walnut, Pine and Cedar trees. There are 2 improvements on the property each with their own electric meter and 1 well. One meter serves the 50x100 red iron framed building which has new insulation and metal on the roof, 32x50 slab which was poured with radiant heat capability and the goal of framing living quarters in one end of the building's remaining floor is gravel and is served by the well. All building materials onsite are included. There is a newly framed 2 bedroom, 1 bath home overlooking the spring fed pond. The house is 16x52 with a split floor plan, Hickory cabinets, pex plumbing and a metal roof. House currently set up to pull water from the spring but can easily convert to run off the existing well. Both the home and the building do need your personal stamp to be completed

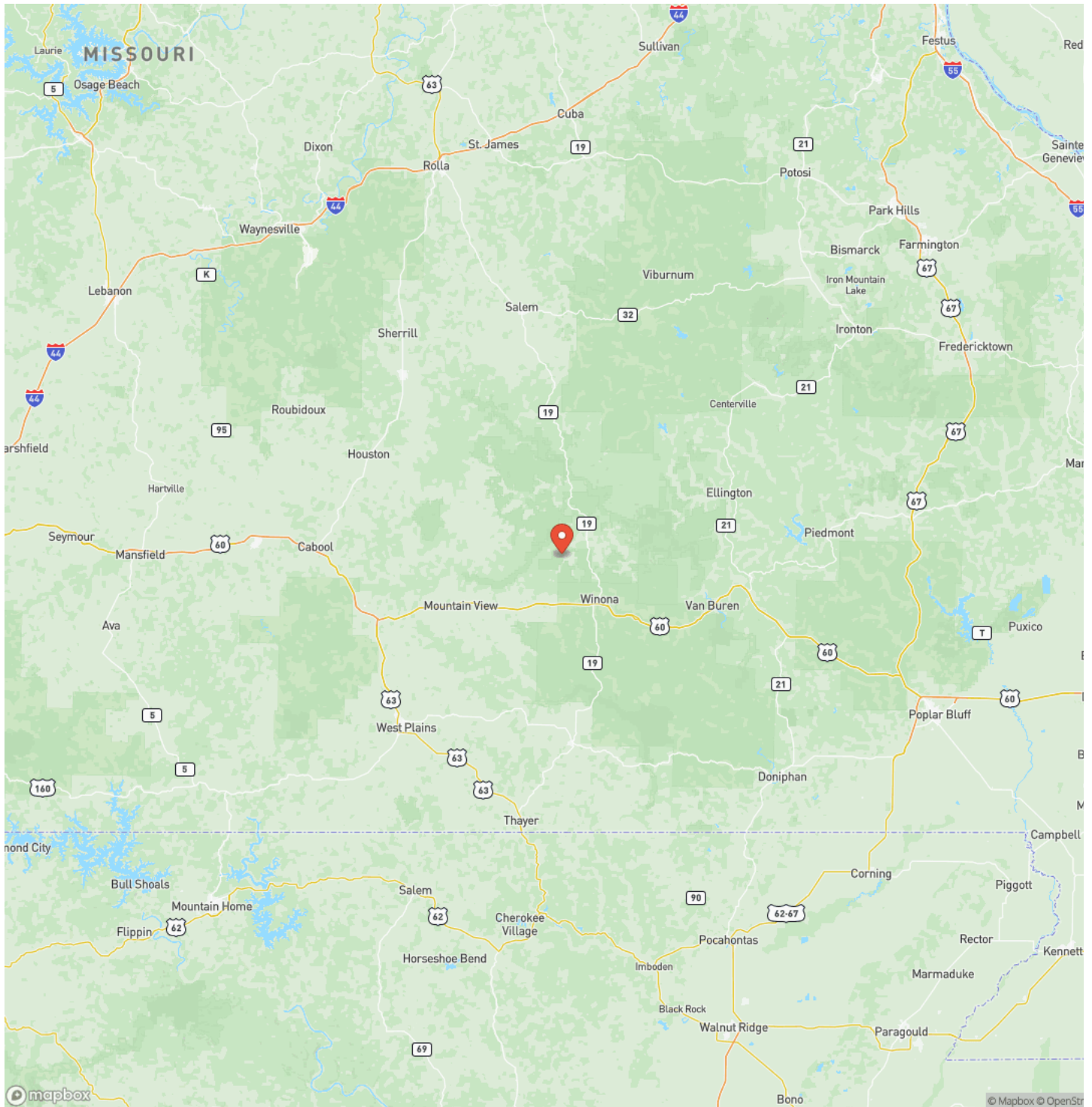
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Locator Map



Locator Map



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Satellite Map



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City / State / Zip



NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a single 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.



MORE INFO ONLINE:
MossyOakProperties.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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