

Hunting, 4 Bedroom (5 one nonconforming) 55x80 Shop,
30x40 Barn
HC 73 Box 209
Drury, MO 65638

\$1,032,750

296± Acres
Douglas County



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Drury, MO / Douglas County**

SUMMARY

Address

HC 73 Box 209

City, State Zip

Drury, MO 65638

County

Douglas County

Type

Hunting Land, Recreational Land, Residential Property, Ranches,
Horse Property

Latitude / Longitude

36.942061 / -92.364127

Taxes (Annually)

1410

Dwelling Square Feet

2912

Bedrooms / Bathrooms

4 / 3

Acreage

296

Price

\$1,032,750

Property Website

<https://mossyoakproperties.com/property/hunting-4-bedroom-5-one-nonconforming-55x80-shop-30x40-barn-douglas-missouri/37091/>



MORE INFO ONLINE:

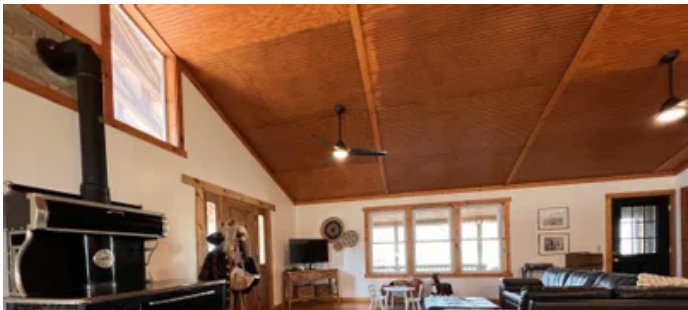
MossyOakProperties.com

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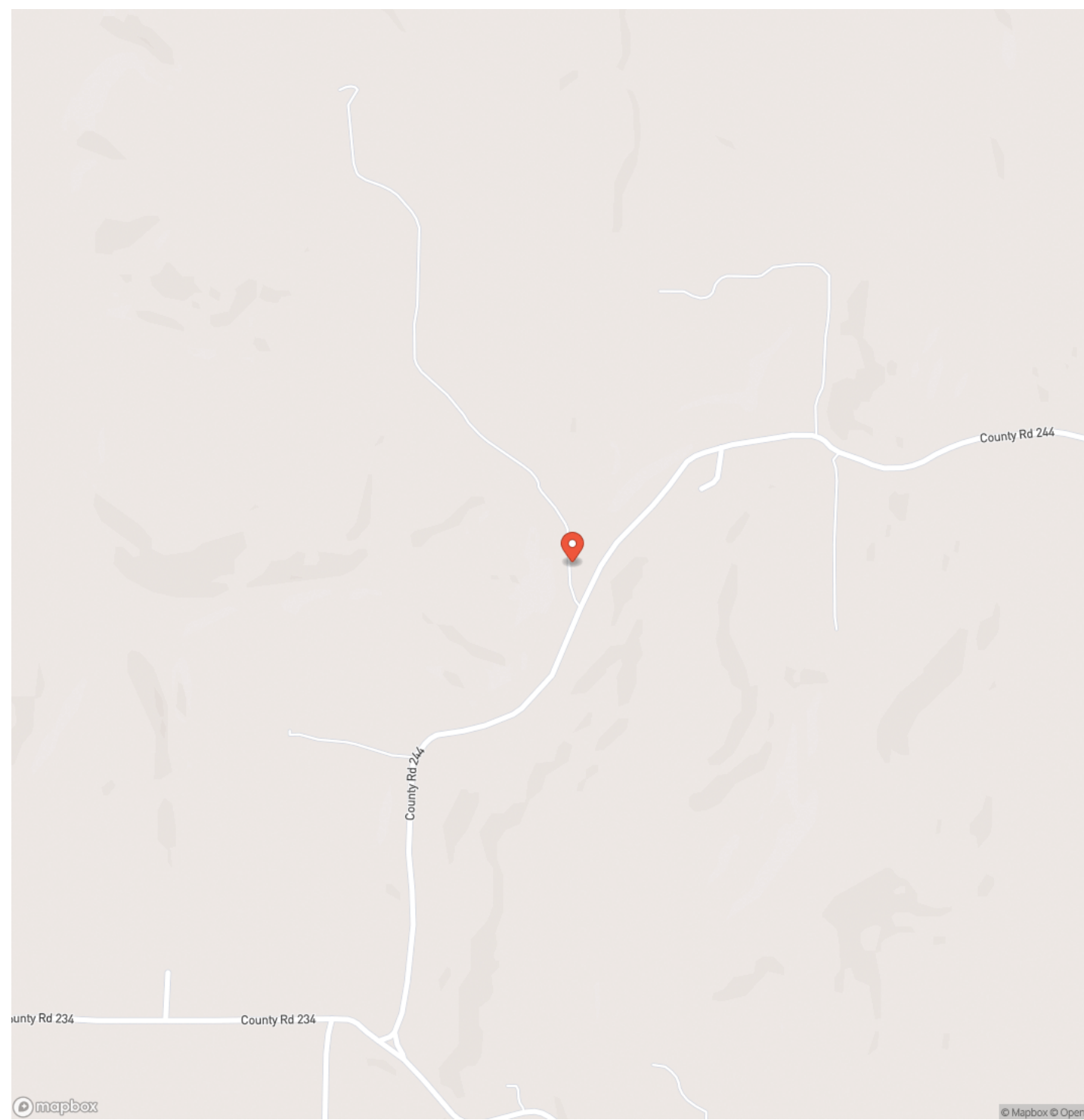
PROPERTY DESCRIPTION

Beautiful and secluded Missouri Ozarks property featuring 296.1 acres with multiple year-round springs, 3 drought resistant ponds, a wet weather creek (Greasy Creek) runs through the property, updated home, oversized insulated shop, and new barn for sale, in Douglas County, MO. This property boasts prime hunting and pastureland that offers endless opportunities for the outdoor enthusiast, including numerous trails throughout that are maintained for ATVs, UTVS, hiking, and horseback riding. An abundance of wildlife that won't disappoint - it's a challenge to go a single day without seeing herds of whitetail deer, flocks of wild turkey, black bear, bobcats, coyotes, bald eagles, and pileated woodpeckers. The home has 4 bedrooms with a 5th nonconforming bedroom in the basement, and 3 full baths. This home also features a large open great room with vaulted ceiling, large kitchen/dining room combo with upgraded stainless-steel appliances, updated high-end light fixtures, and beautiful wood floors throughout the home! Fully finished walkout basement with family room, game room, office, laundry room, bedroom, and full bathroom. This home is extremely energy efficient - equipped with central air and heat, a Hardy outdoor wood furnace (heats the water as well) and allows for self-sufficiency, a vintage wood cook stove in the great room for cozy winter days, and a propane ventless fireplace in the basement. As a bonus, there is a propane generator that powers the shop and main home in the event of a power outage. New windows have recently been installed throughout the home as well, the AC coil was replaced in 2022, the pump was replaced on the Hardy Wood Furnace in 2022, the dishwasher was replaced in 2022, and a brand-new metal roof was installed in 2022 as well. A favorite feature is the 12x50 wrap-around deck, and a private deck off the master bedroom. For more family enjoyment there is a 16x50 in ground pool and the perfect setup for entertaining guests or just relaxing with family. There are several barns/shops on this property such as a 55x80 barn with concrete floor and electric, a NEW 30x40 barn that would be perfect for a horse barn, a chicken coop, a lean-to barn, and a small shop. This property is a sportsman's dream. There is a second home on the property that is already setup with electricity, and with a little work, would make a nice hunting cabin or an Airbnb income producing rental. Other features include 2 automatic waterers, and 8 frost-free water hydrants, some mature timber, large pine trees, and around 60-65 acres of producing grass fields. If you're looking for great Hunting and ultimate Seclusion, put this one at the top of your list. Call Linda [417-274-0142](tel:417-274-0142)

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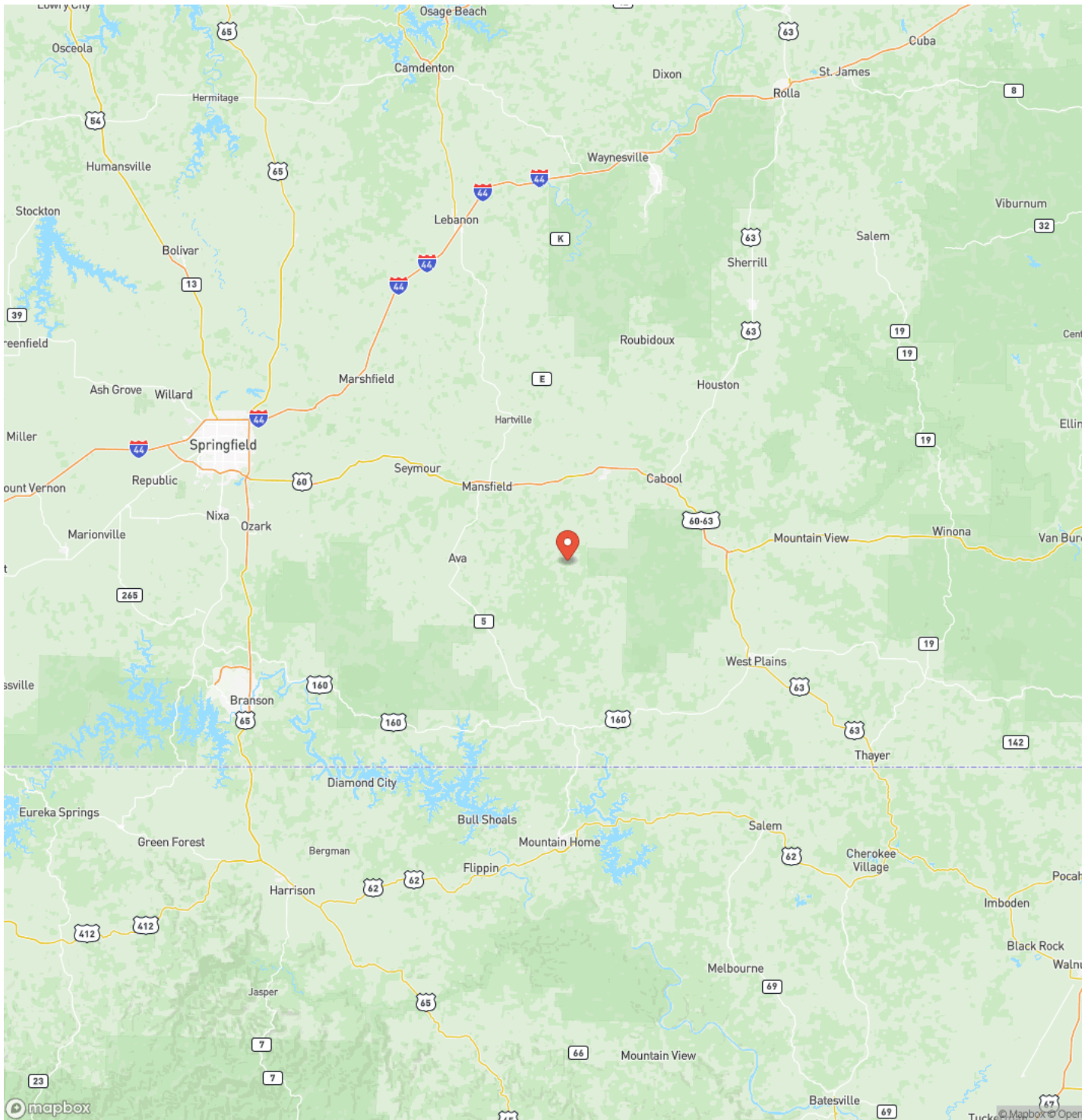


Locator Map



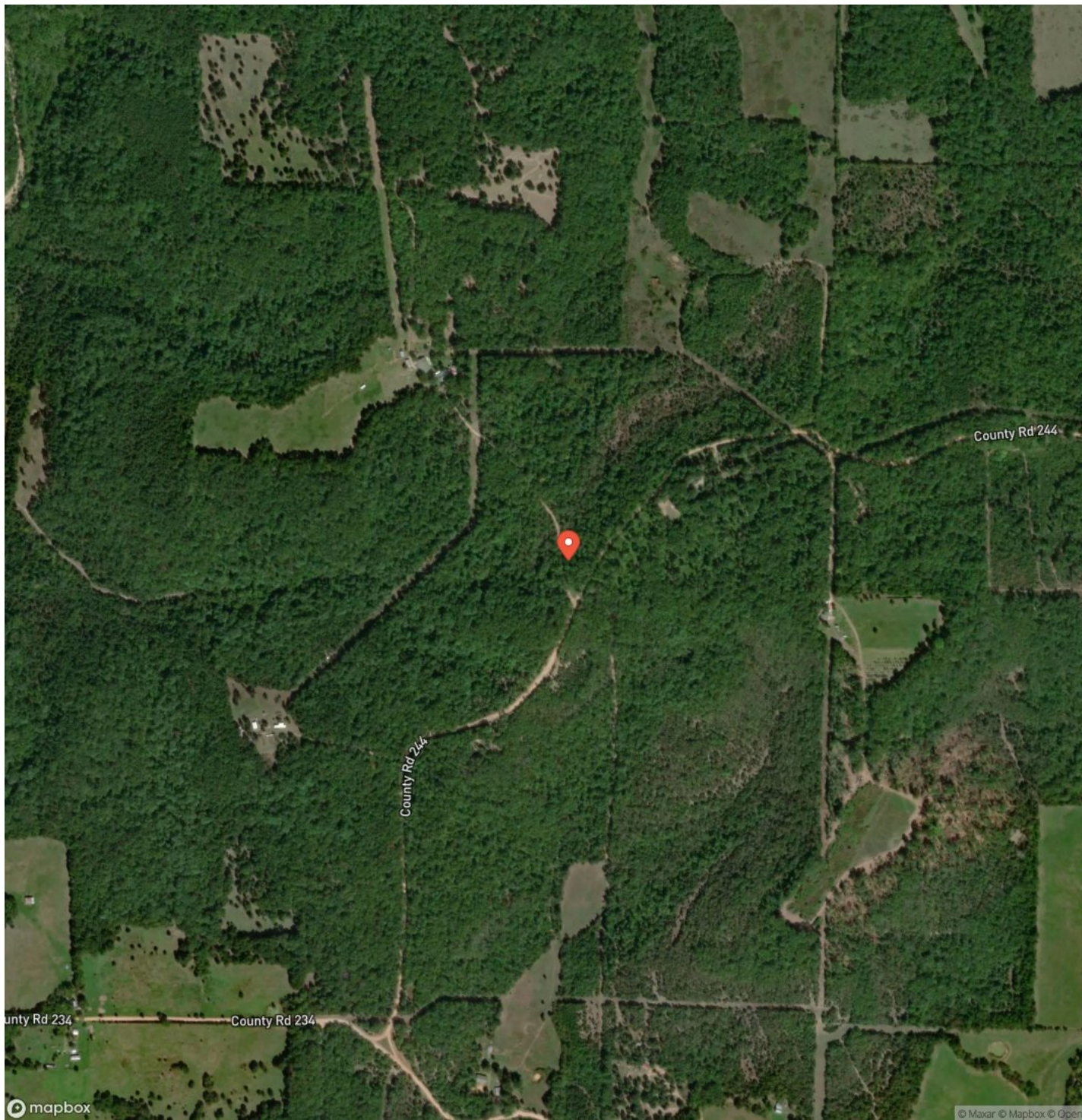
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Linda Francis

Mobile

(417) 274-0142

Email

lfrancis@mossyoakproperties.com

Address

412 W US 60 Ste E

City / State / Zip

Mountain View, MO 65548

NOTES



NOTES

This image shows a single sheet of white paper with horizontal blue or grey 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

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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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