

40 Acres, Wooded, 3 Bed/1 Bath, Drilled Well Shannon  
County  
6237 County Road 665  
Birch Tree, MO 65438

**\$184,700**  
40± Acres  
Shannon County



**40 Acres, Wooded, 3 Bed/1 Bath, Drilled Well Shannon County  
Birch Tree, MO / Shannon County**

**SUMMARY**

**Address**

6237 County Road 665

**City, State Zip**

Birch Tree, MO 65438

**County**

Shannon County

**Type**

Hunting Land, Single Family, Timberland, Residential Property

**Latitude / Longitude**

36.977468 / -91.584554

**Dwelling Square Feet**

1779

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

40

**Price**

\$184,700

**Property Website**

<https://mossyoakproperties.com/property/40-acres-wooded-3-bed-1-bath-drilled-well-shannon-county-shannon-missouri/103190/>



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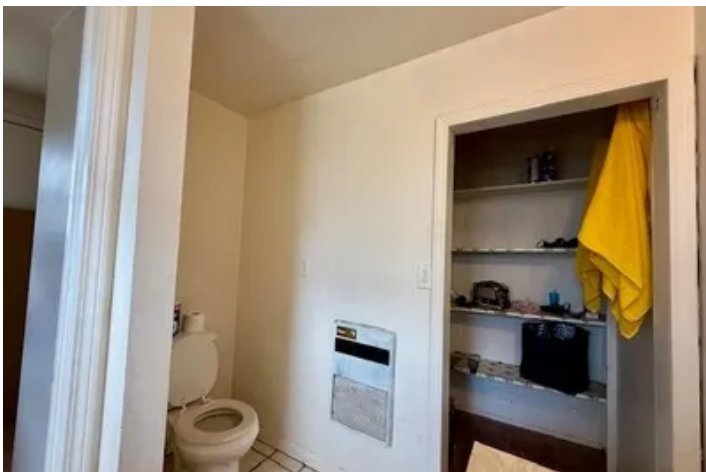
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**PROPERTY DESCRIPTION**

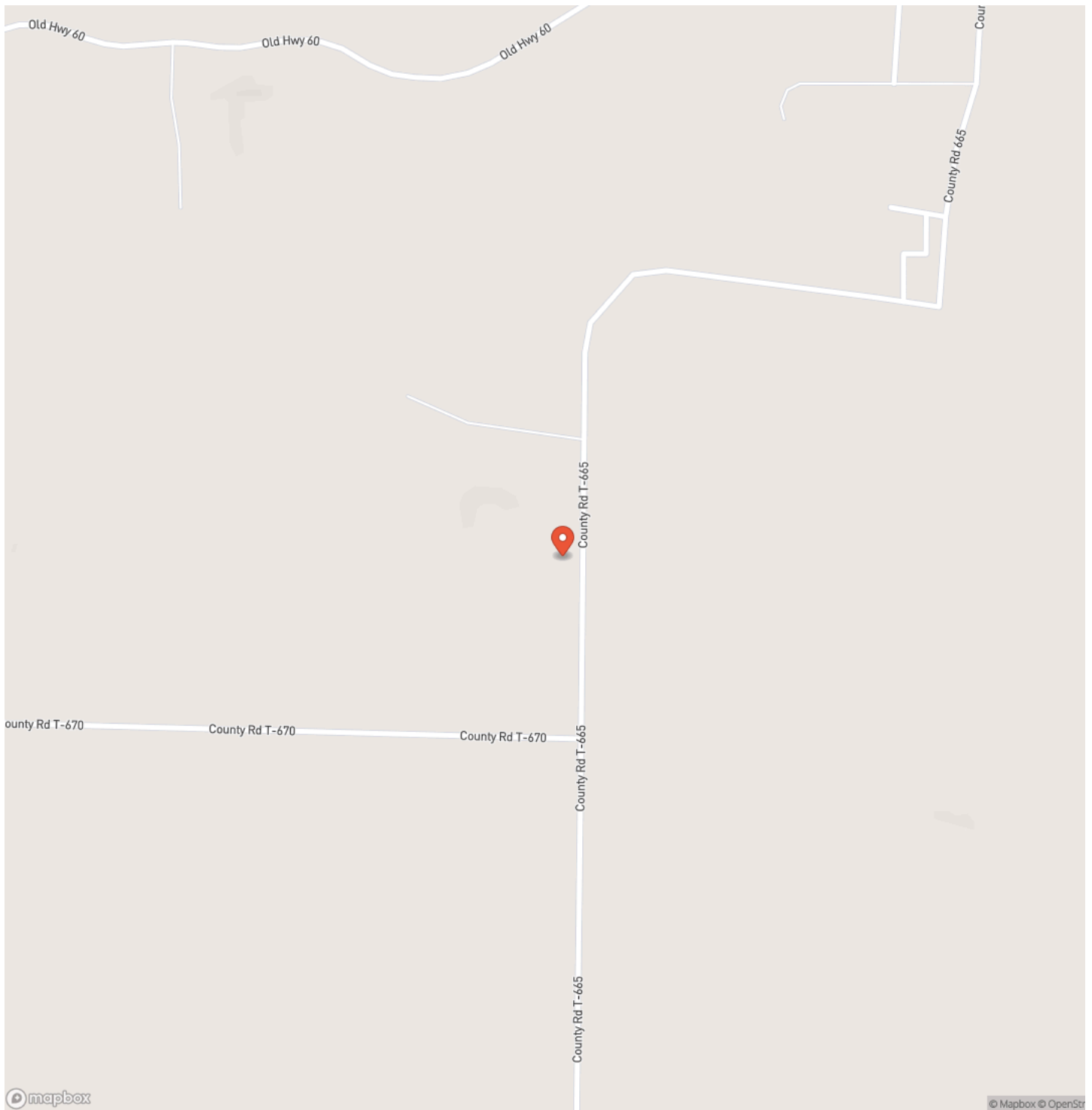
Country Farmhouse situated on 40 acres, home offers 3 bedrooms, 1 bath, large family room, Wood stove and baseboard heat, drilled well and a storage shed. 40 acres is mostly wooded with county road frontage on 2 sides



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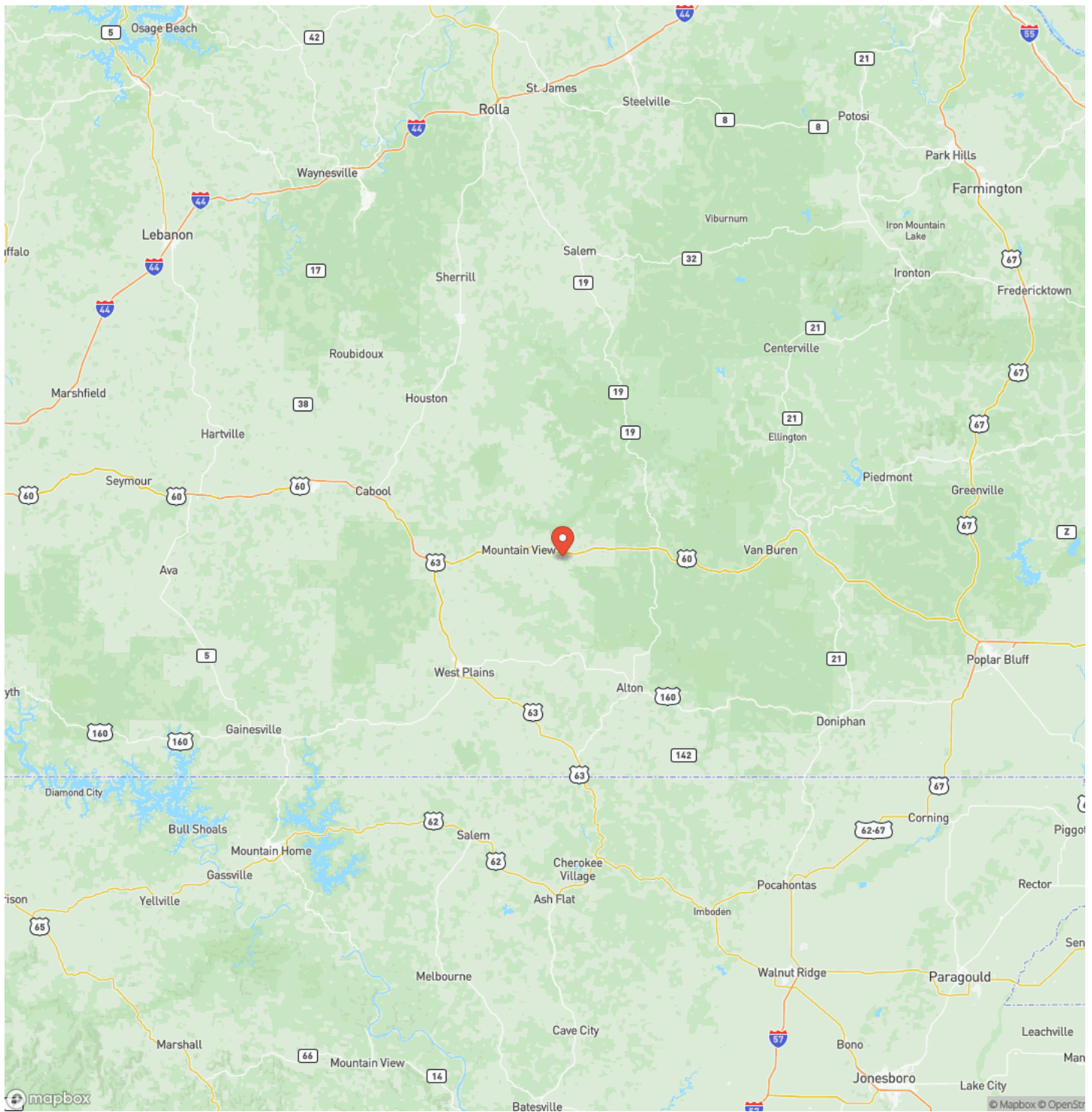


## Locator Map



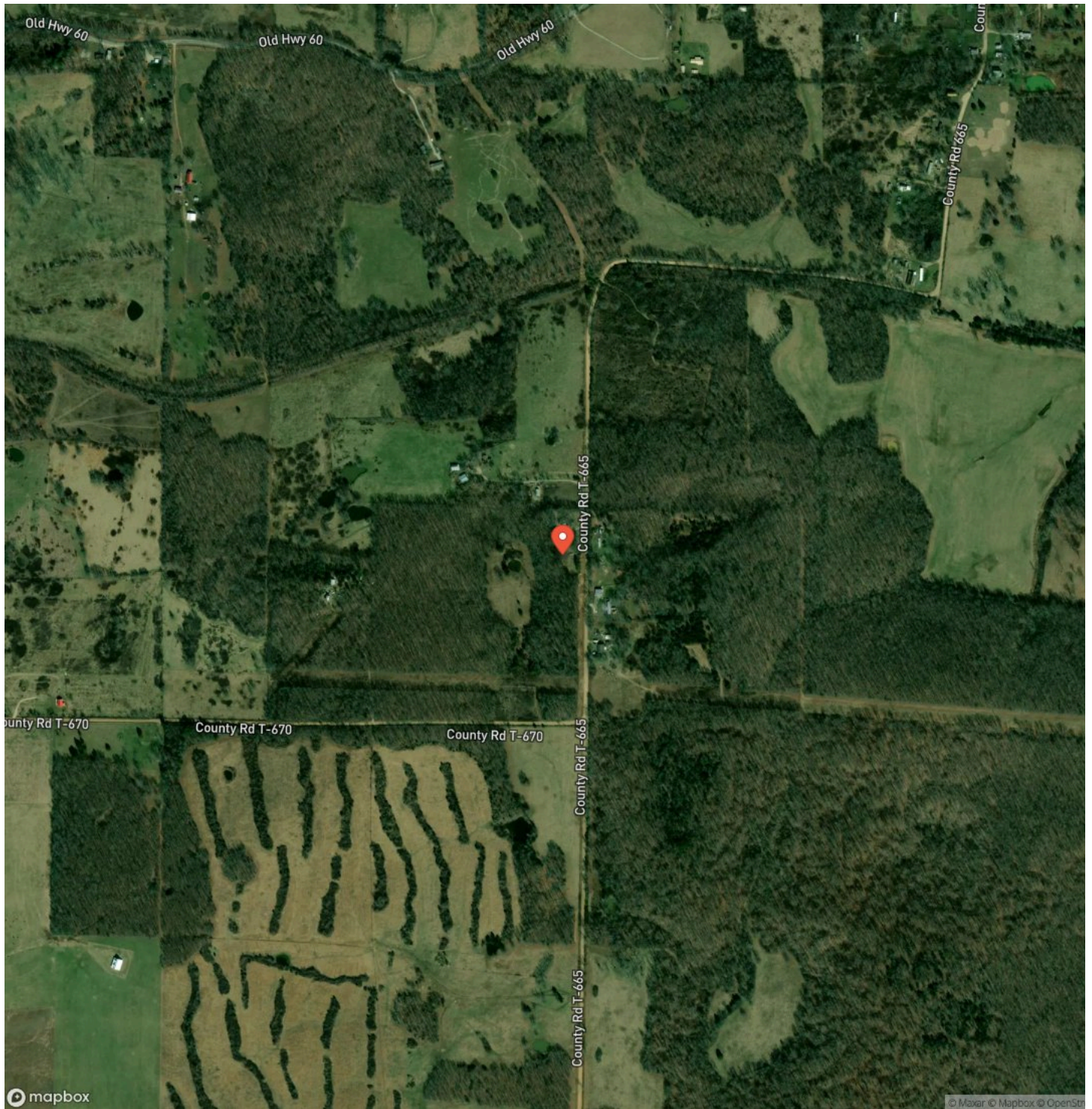
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## Locator Map



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## Satellite Map







## **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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