

40 Acres, 3 Bed/2 Bath, Shop, Hunting Ground Shannon  
County  
2382 County Road 670  
Birch Tree, MO 65438

**\$370,000**  
40± Acres  
Shannon County



**40 Acres, 3 Bed/2 Bath, Shop, Hunting Ground Shannon County  
Birch Tree, MO / Shannon County**

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**SUMMARY**

**Address**

2382 County Road 670

**City, State Zip**

Birch Tree, MO 65438

**County**

Shannon County

**Type**

Farms, Hunting Land, Recreational Land, Single Family

**Latitude / Longitude**

36.97428 / -91.615275

**Dwelling Square Feet**

1750

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

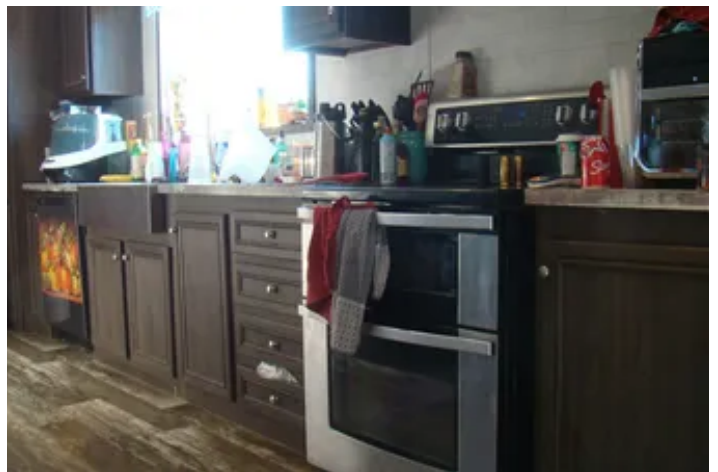
40

**Price**

\$370,000

**Property Website**

<https://mossyoakproperties.com/property/40-acres-3-bed-2-bath-shop-hunting-ground-shannon-county-shannon-missouri/70517/>



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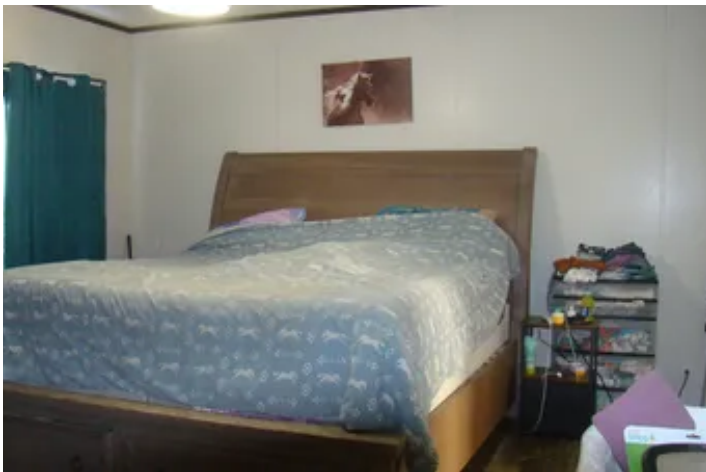
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**PROPERTY DESCRIPTION**

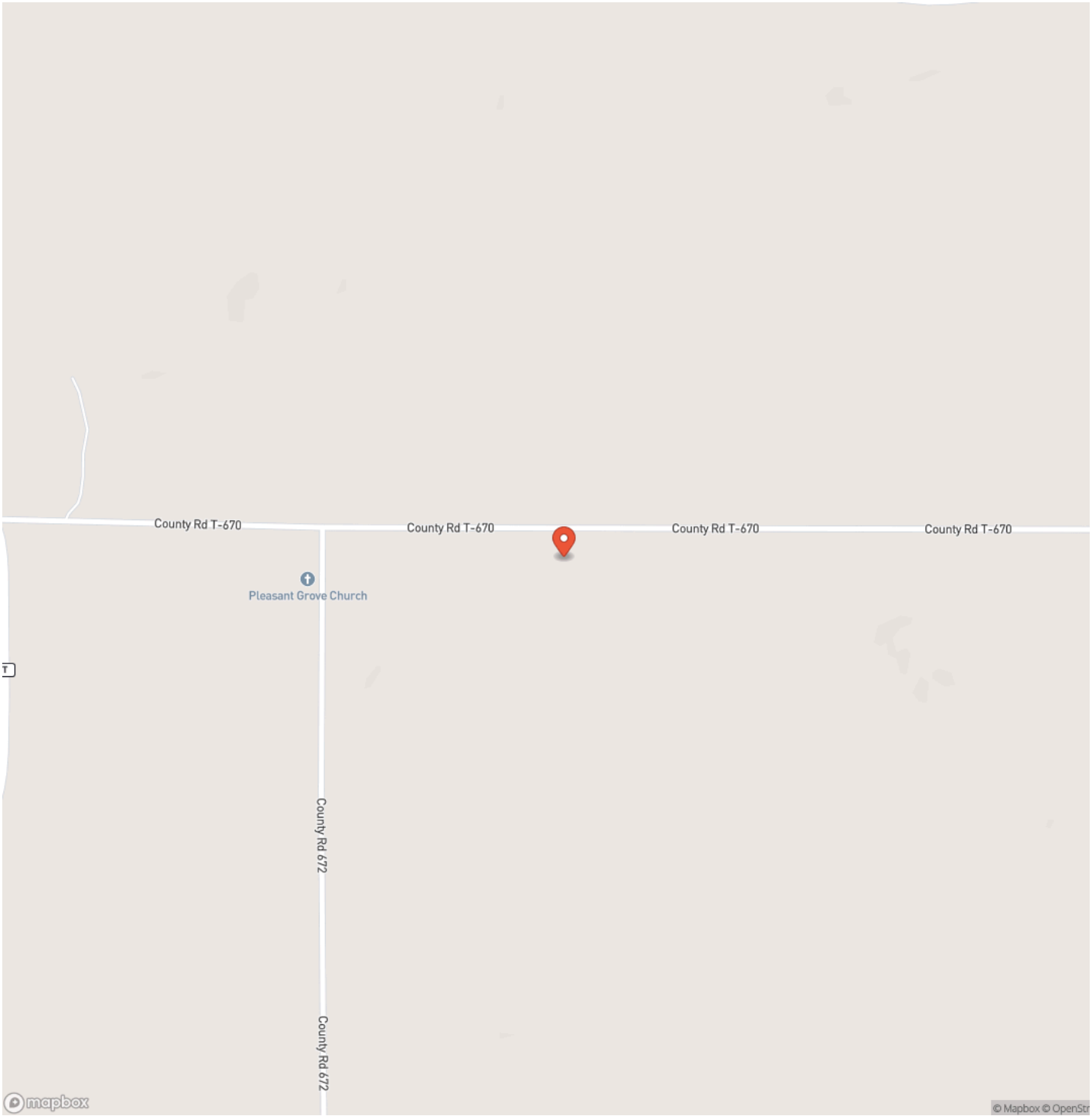
Seller will sell with less acreage. This property is a diverse mix of deer hunting, turkey hunting and hobby farm. Perimeter fencing, cross fenced, 2 ponds (stocked). The 2021 home with approx. 1750 sq feet is a 3 Bedrooms, 2 Full Baths, Master Bather offers a Walk in Shower and Soaker Tub. Large Kitchen with lots of storage, Island with plenty of space for seating, Central Heat and Air and Pellet Stove. A 26x42 Shop, Approx 8" Concrete Floor, Electric, 220 Electric, Anchored down Storm Shelter and Roll Up Doors. If you're looking for a property to hunt on and have a few critters ad this one to your list



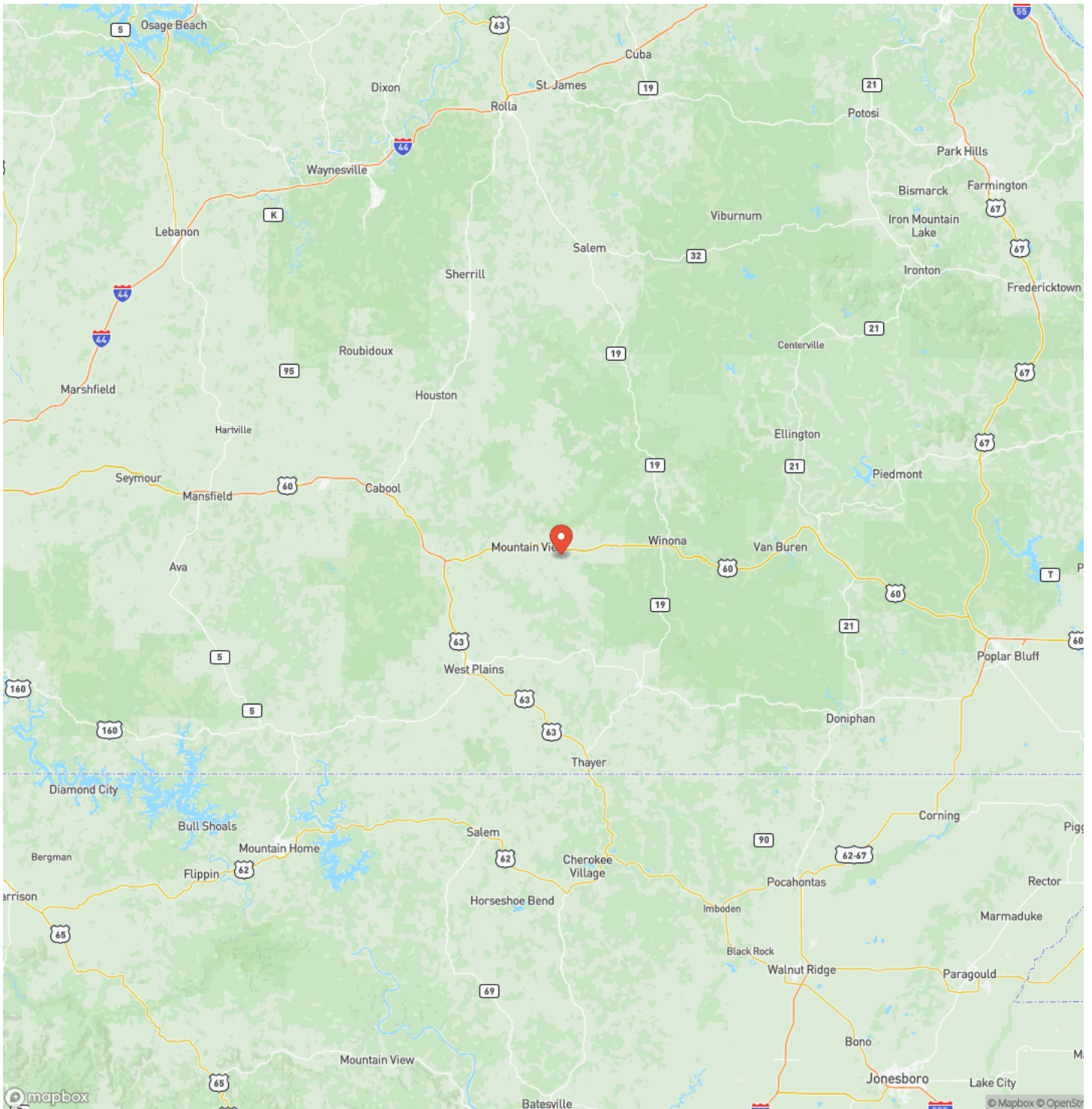
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# Locator Map



## Locator Map





## Satellite Map



40 Acres, 3 Bed/2 Bath, Shop, Hunting Ground Shannon County  
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LISTING REPRESENTATIVE  
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**City / State / Zip**



NOTES

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**MORE INFO ONLINE:**  
**MossyOakProperties.com**

## **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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