

**4.6 m/l Acres 4 bedroom 2 bath, Highway  
Frontage, Edge Of Town, Willow Springs  
MO, Howell County. Call Linda 417-274-  
0142**

**2657 State Highway 76  
Willow Springs, MO 65793**

**\$179,000**

**0.500 +/- acres  
Howell County**



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**Willow Springs, MO / Howell County**

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## **SUMMARY**

### **Address**

2657 State Highway 76

### **City, State Zip**

Willow Springs, MO 65793

### **County**

Howell County

### **Type**

Recreational Land, Residential Property

### **Latitude / Longitude**

36.9826 / -91.9884

### **Dwelling Square Feet**

2392

### **Bedrooms / Bathrooms**

4 / 2

### **Acreage**

0.500

### **Price**

\$179,000

### **Property Website**

<https://mossyoakproperties.com/property/4-6-m-l-acres-4-bedroom-2-bath-highway-frontage-edge-of-town-willow-springs-mo-howell-county-call-linda-417-274-0142-howell-missouri/14077/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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## **PROPERTY DESCRIPTION**

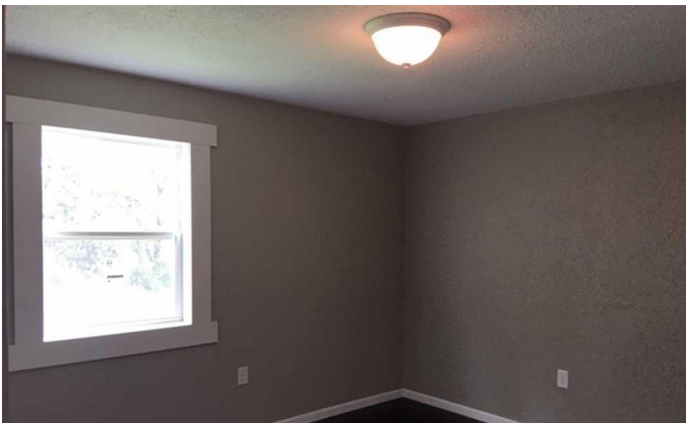
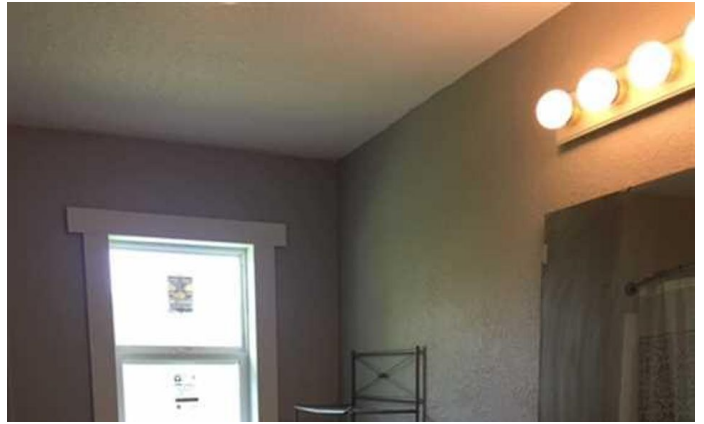
Nice remodeled home with a great location with paved road frontage! This is a very nice home with a full finished walkout basement and all of the home is basically updated! The main level features a living room with a wood burning fireplace, remodeled kitchen and dining area, as well as 2 bedrooms and a full bath and hardwood and carpet flooring. Downstairs there are 2 more bedrooms, full bath, a large family room and the utility room. This is a split off of 4.6 acres with no restrictions and a great edge-of-town location!





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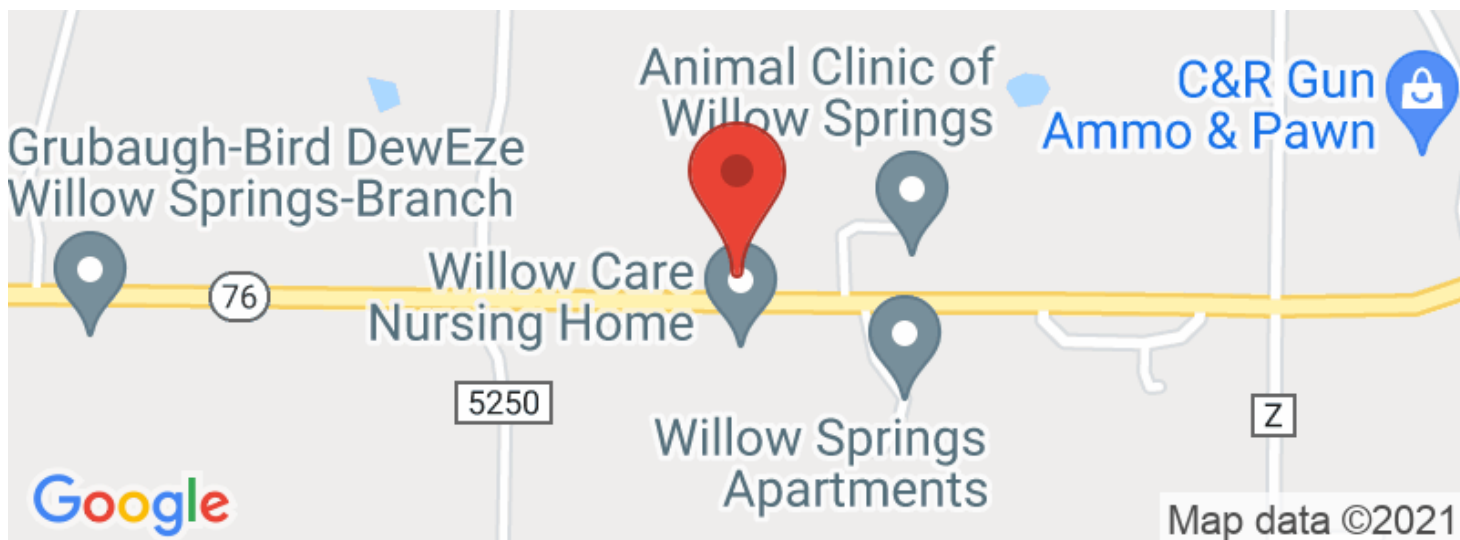
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## Locator Maps



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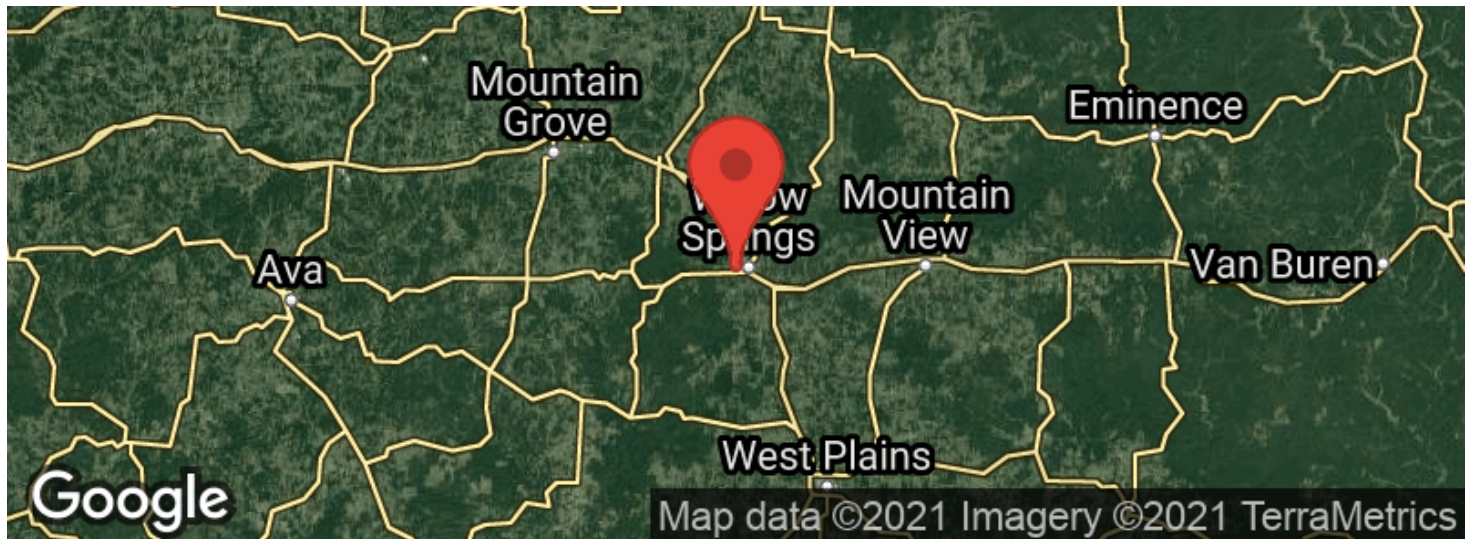
**[MossyOakProperties.com](http://MossyOakProperties.com)**



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## Aerial Maps



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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

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**NOTES**

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## **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.

**MORE INFO ONLINE:**

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**Mossy Oak Properties Mozark Realty**

**947 N. Westwood Blvd.**

**Poplar Bluff, MO 63901**

**(573) 712-2252**

**MossyOakProperties.com**

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