

**77 acre +/- Hidden Escape**  
6053 Wayne 526  
Greenville, MO 63944

**\$375,000**  
77± Acres  
Wayne County



**77 acre +/- Hidden Escape**  
**Greenville, MO / Wayne County**

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**SUMMARY**

**Address**

6053 Wayne 526

**City, State Zip**

Greenville, MO 63944

**County**

Wayne County

**Type**

Residential Property, Recreational Land, Farms

**Latitude / Longitude**

37.041223 / -90.323076

**Dwelling Square Feet**

1728

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

77

**Price**

\$375,000

**Property Website**

<https://www.mossyoakproperties.com/property/77-acre-hidden-escape-wayne-missouri/32142/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## **PROPERTY DESCRIPTION**

77 acre +/- hidden escape in Wayne County near Greenville, MO and Lake Wappapello. Located just 2 miles from Lost Creek Landing and adjoining Corp of Engineer lands on 2 sides, this quiet and secluded home place is brimming with wildlife. A 3 bedroom home is perched upon the hillside overlooking 2 stocked ponds. Relax on the covered back deck in a jacuzzi tub that will be included in the sale. Home features CHA with a Hardi furnace installed for backup. Air conditioner unit only 2 years old. This well insulated home has a utility average of 100/mo. Full unfinished basement with 2 car tuck under garage, plus 24x20 detached workshop, a small stock barn, and a 24x70 pole barn to keep all of your implements out of the weather. The Eastern half of the property is mostly fenced and formerly held cattle and goats. This mixed-use property offers a variety of uses to the new owners and may be viewed by appointment.





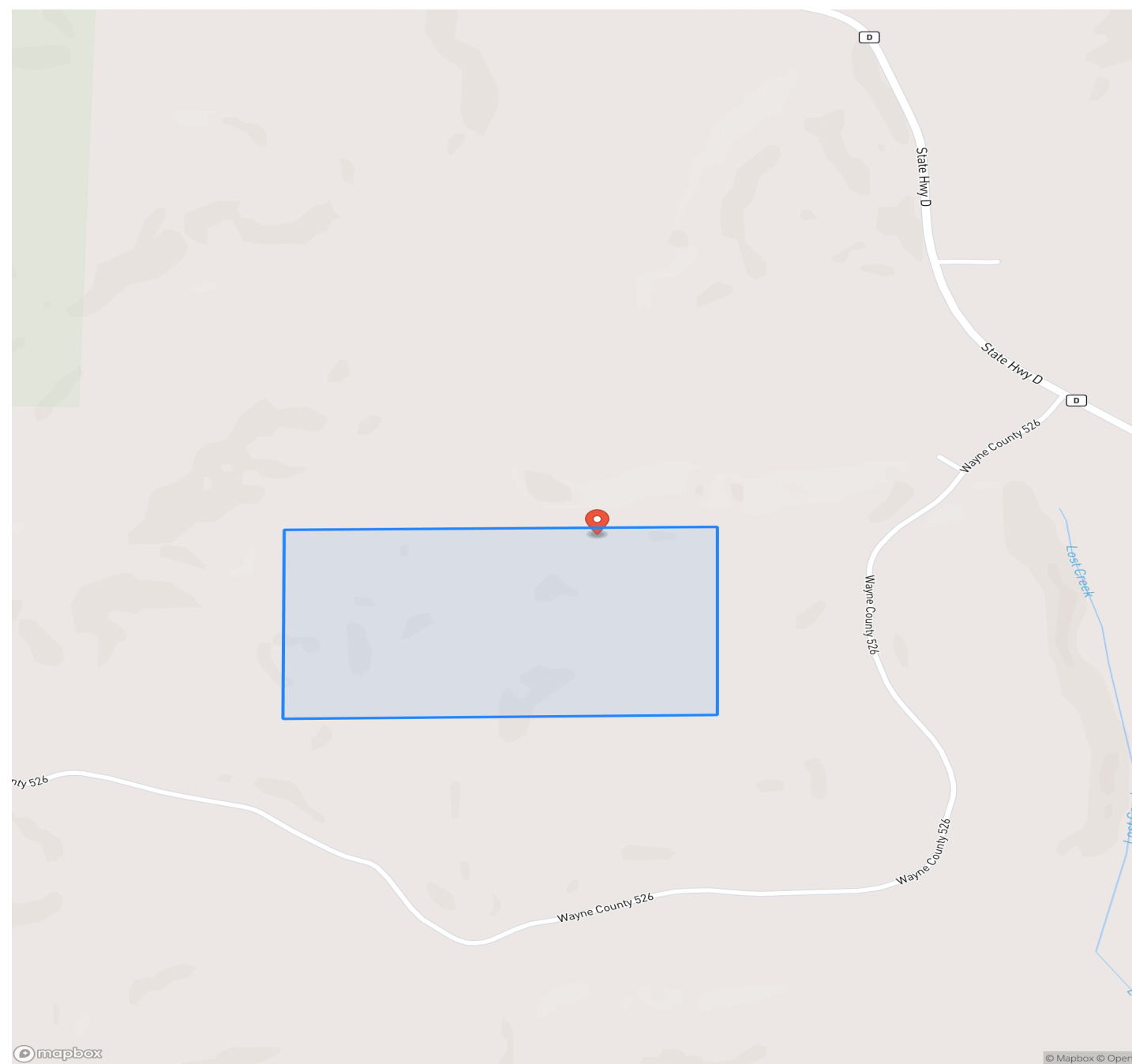
77 acre +/- Hidden Escape  
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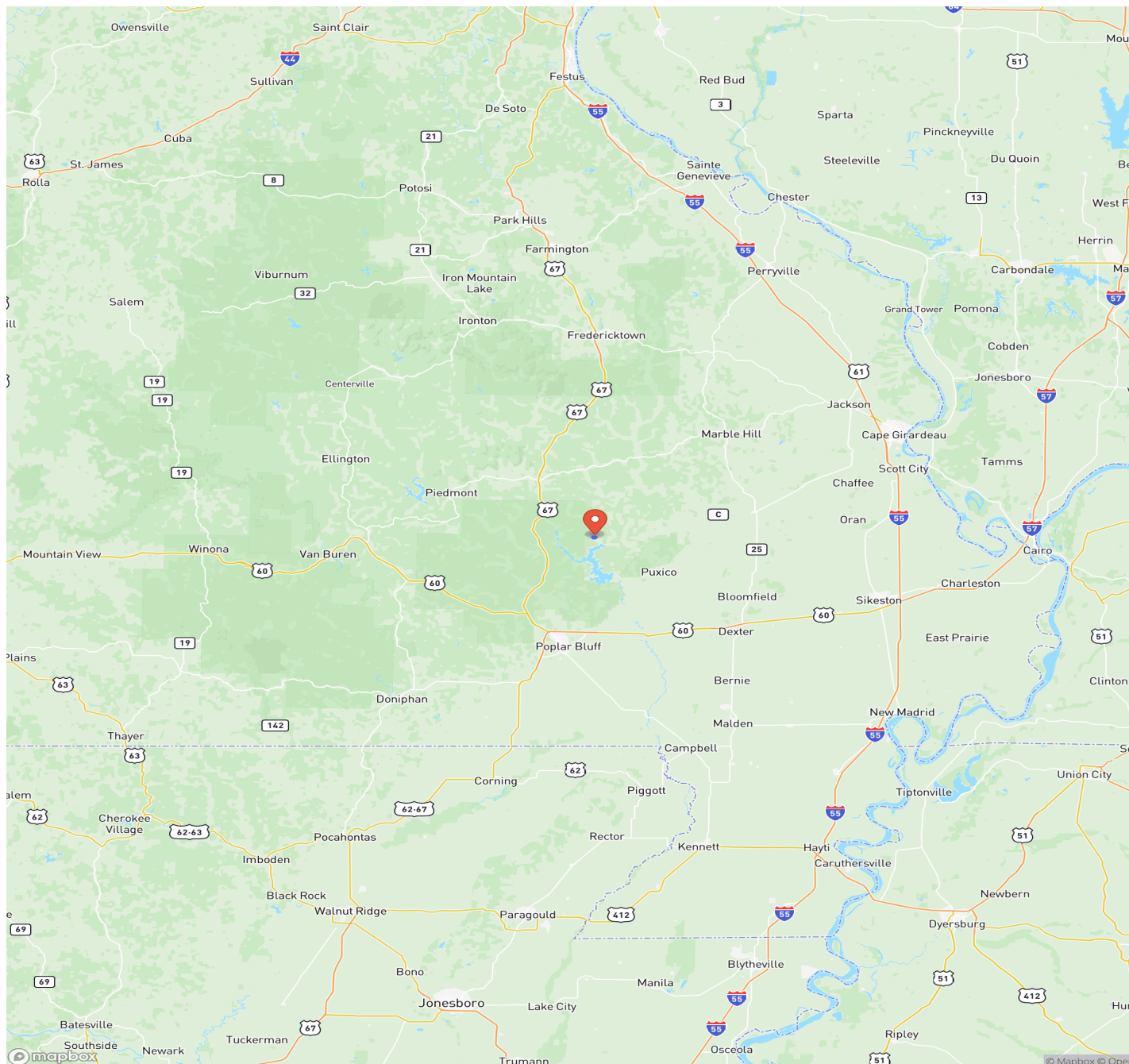


# Locator Map



**77 acre +/- Hidden Escape  
Greenville, MO / Wayne County**

## Locator Map

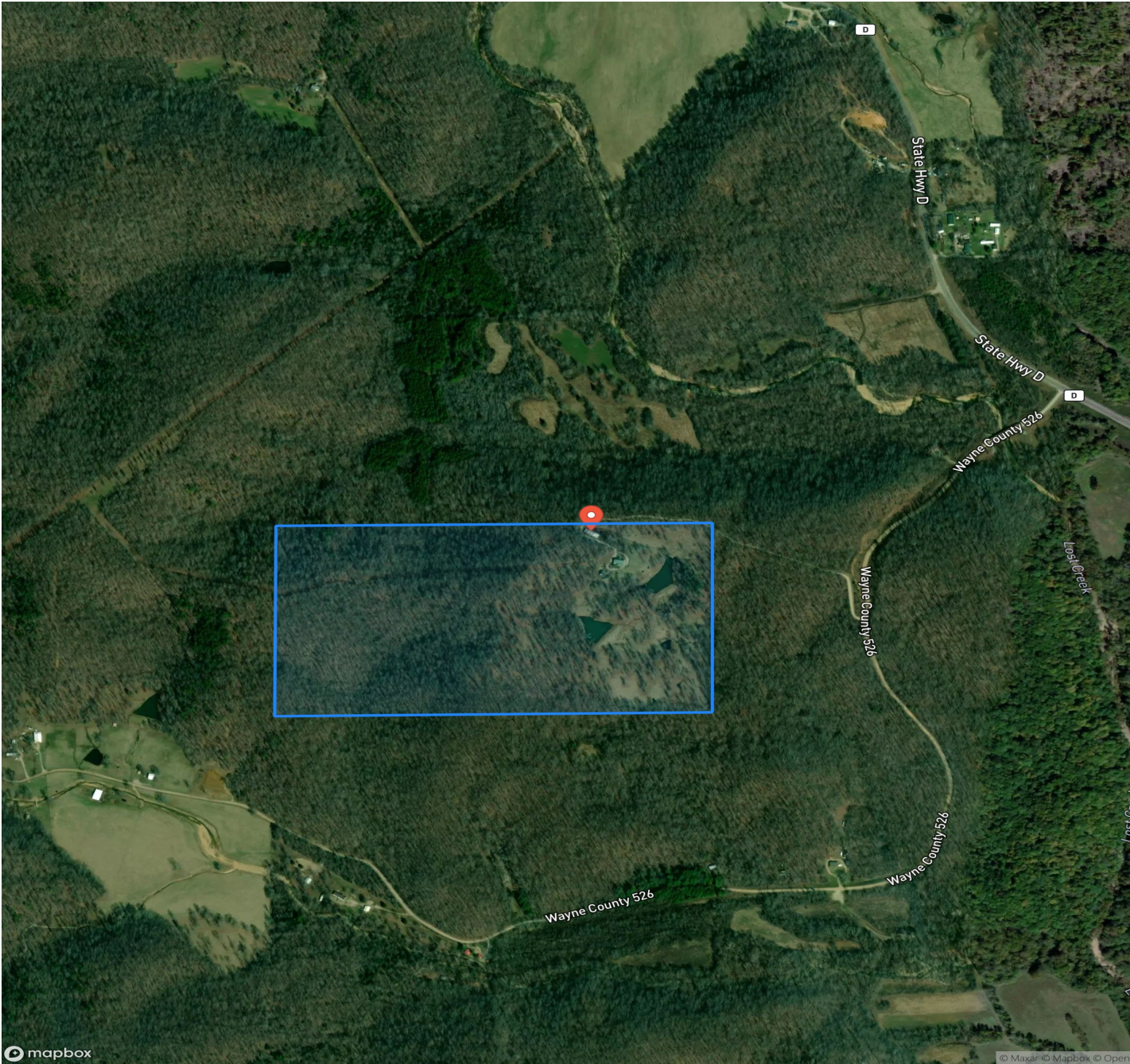


**MORE INFO ONLINE:**

**MossyOakProperties.com**



# Satellite Map



77 acre +/- Hidden Escape  
Greenville, MO / Wayne County

LISTING REPRESENTATIVE

For more information contact:



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Address

947 N. Westwood Blvd.

City / State / Zip

Poplar Bluff, MO 63901

NOTES

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## This image shows a blank 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.



**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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