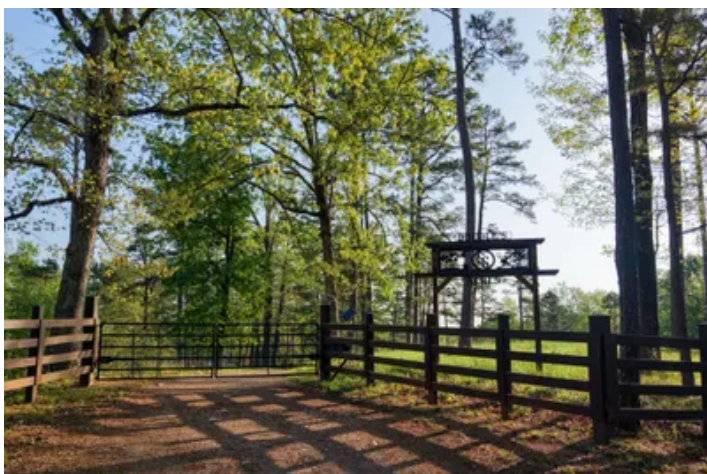


**167 ac Valley Farm & Hilltop Retreat in Wayne County,
Missouri for sale**
2937 Wayne Route F
Greenville, MO 63944

\$1,199,000
167± Acres
Wayne County



**167 ac Valley Farm & Hilltop Retreat in Wayne County, Missouri for sale
Greenville, MO / Wayne County**

SUMMARY

Address

2937 Wayne Route F

City, State Zip

Greenville, MO 63944

County

Wayne County

Type

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

Latitude / Longitude

37.048495 / -90.443694

Taxes (Annually)

1257

Dwelling Square Feet

2990

Bedrooms / Bathrooms

4 / 3

Acreage

167

Price

\$1,199,000

Property Website

<https://www.mossoakproperties.com/property/167-ac-valley-farm-hilltop-retreat-in-wayne-county-missouri-for-sale-wayne-missouri/103455/>



167 ac Valley Farm & Hilltop Retreat in Wayne County, Missouri for sale Greenville, MO / Wayne County

PROPERTY DESCRIPTION

The Ridge at 2937 Wayne Route F: A 167 ac Valley Farm & Hilltop Retreat

Rarely does a property emerge that perfectly balances livestock production with the refined luxury of a custom hilltop estate. Situated in the heart of Wayne County, **2937 Wayne Route F** is a spectacular valley farm encompassing a "turn-key" livestock operation surrounded by the vast, untouched wilderness of the Mark Twain National Forest. Accessible via a scenic drive down a paved highway through the Ozark forest, the property is located just moments from the boat ramps and recreational waters of **Lake Wappapello at Holliday Landing**.

The Residence: Luxury Perched Above the Valley The 2,990 sq. ft. home has undergone a comprehensive, top-to-bottom renovation, offering 4 spacious bedrooms and 3 full bathrooms. Perched atop a ridge, the home overlooks the lush valley below, providing panoramic views of your private domain. The interior is a showcase of meticulous hands, featuring stone countertops, a gourmet kitchen with a gas downdraft cooktop, and custom soft-close cabinetry. With all-new stainless appliances, a wood-burning firebox for those crisp Ozark evenings, and a generous floor plan, this home offers a sophisticated sanctuary in a rugged landscape.

The Operation: Elite Infrastructure & Management This is a "very clean," intensely managed farm designed for the serious producer. The valley floor is a carpet of high-quality Orchard grass, Bluegrass, and Fescue, optimized through a system of rotational grazing paddocks. The property is fully fenced and cross-fenced, supported by an automated watering system (including valley spigots and guardrail water bars) and new livestock structures including custom cowports.

- **The Garage:** A newly built, 45x30 garage featuring a 24' parking bay, a 12x12 mower bay, and over 400 sq. ft. of insulated and finished workspace.
- **The Barn:** A newly built 68x48 powerhouse of utility, including a 19x22 insulated and cooled office-perfect for managing the farm's operations in comfort.

Recreation & Heritage: A Sportsman's Paradise Beyond the pastures, the property is a recreational wonderland. Bordered by thousands of acres of federal and state lands, you have an endless backyard for hunting and exploration. The farm features live water, established ponds, and several historical sites that whisper of the region's deep roots. With permanent hunting blinds in place, established garden beds, and miles of nearby horse trails and lake access, this is more than a farm-it is a generational legacy waiting to be claimed.

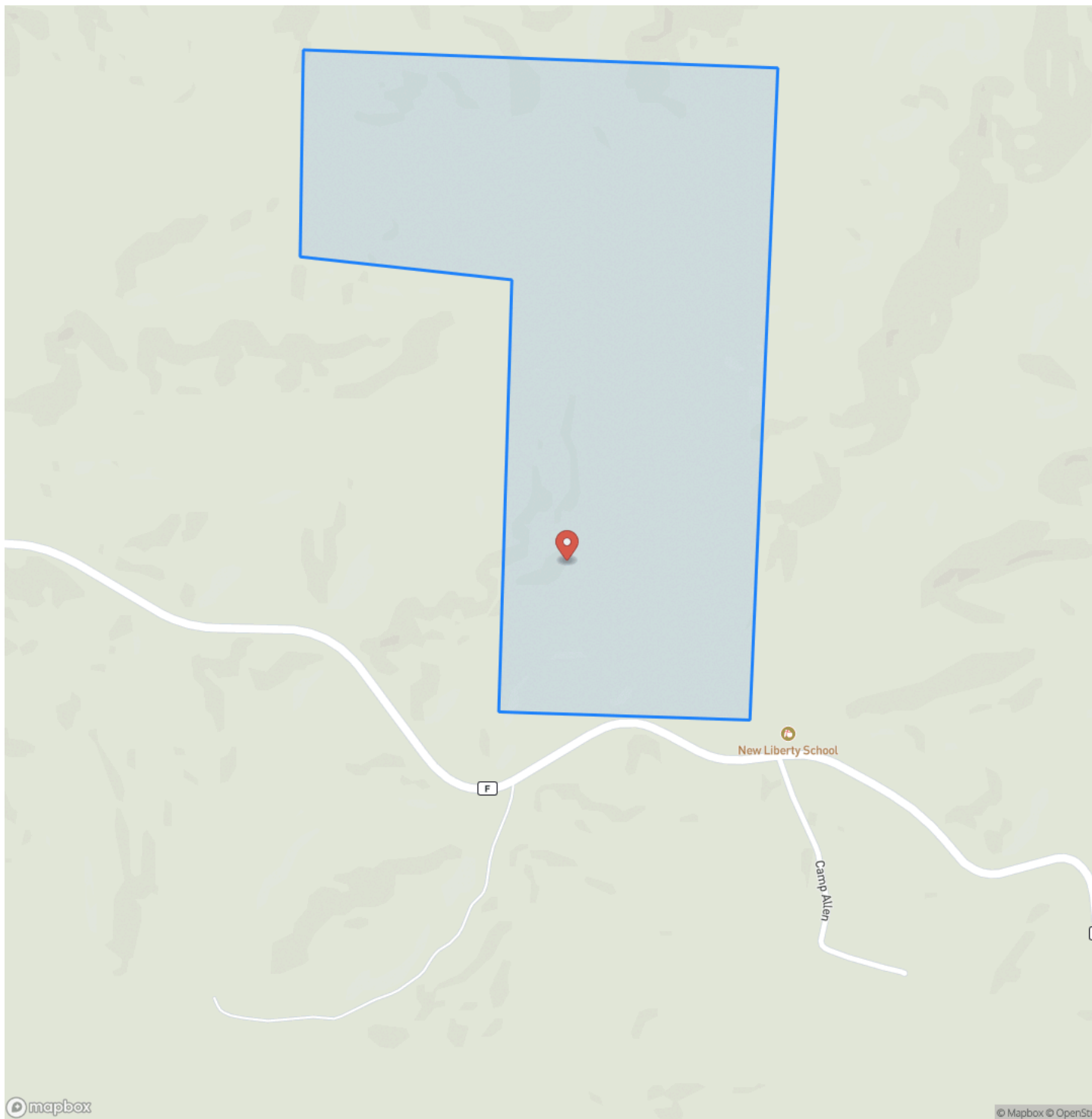
Property Quick-Specs:

- **Residence:** 2,990 Sq. Ft. | 4 BR | 3 BA | Fully Renovated
- **Outbuildings:** 68x48 Barn with cooled office; 45x30 Insulated Garage/Shop
- **Acres Features:** Fenced/Cross-fenced, Rotational Grazing, Automated Waterers, Cowports
- **Water:** Live Water, Ponds, & High-Volume Creek Crossings
- **Location:** Bordering MTNF; Minutes to Holliday Landing (Lake Wappapello); 30 minutes North of Poplar Bluff
- **Access:** Paved Highway frontage with a gated private drive.

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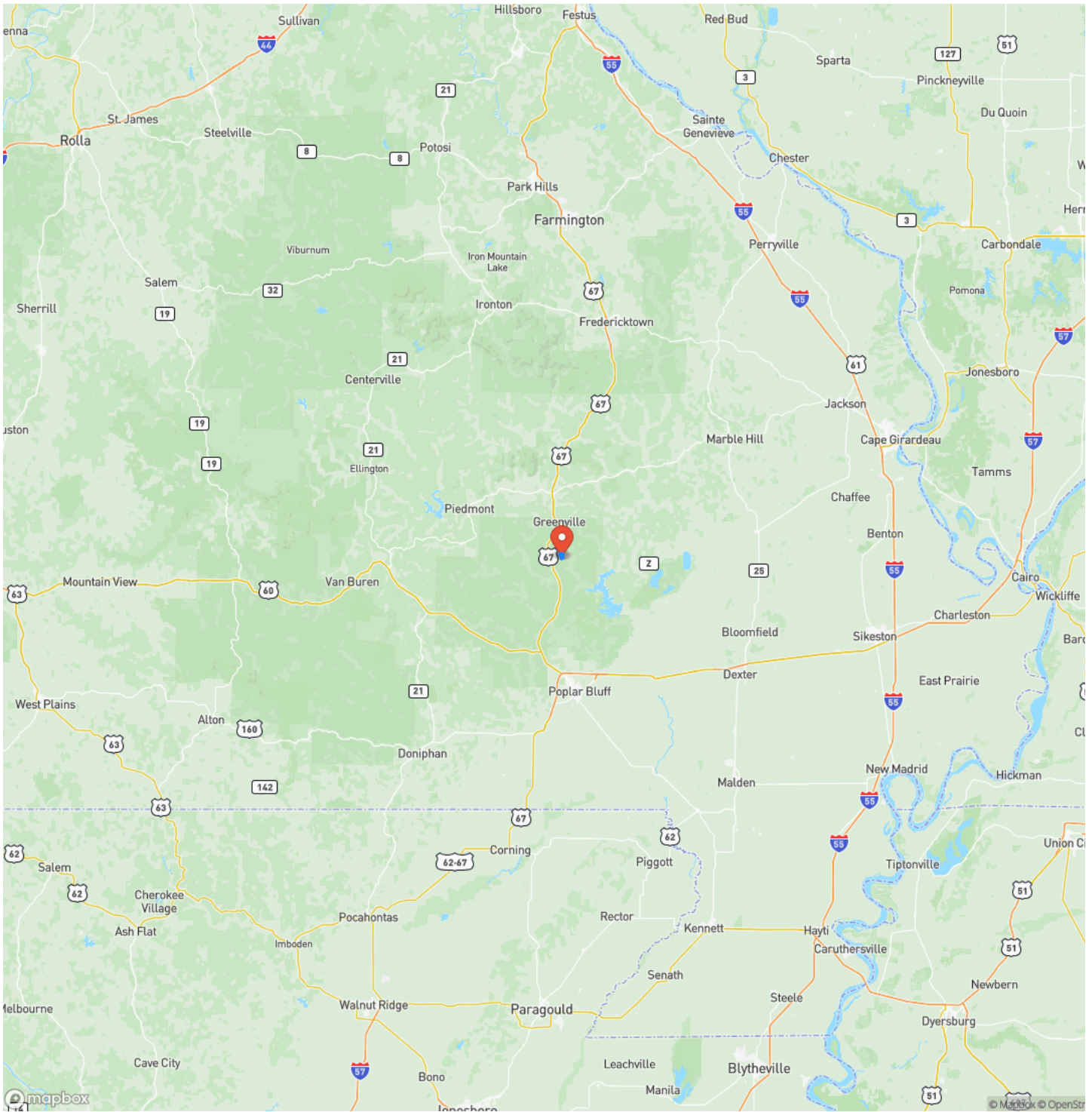


Locator Map



167 ac Valley Farm & Hilltop Retreat in Wayne County, Missouri for sale
Greenville, MO / Wayne County

Locator Map



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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
<https://mossyoakproperties.com/>
