

**Expansive 158+/- AC For Sale in Wayne Co.**  
1171 Highway CC  
Piedmont, MO 63957

**\$480,000**  
158± Acres  
Wayne County



## Expansive 158+/- AC For Sale in Wayne Co. Piedmont, MO / Wayne County

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### SUMMARY

**Address**

1171 Highway CC

**City, State Zip**

Piedmont, MO 63957

**County**

Wayne County

**Type**

Farms, Recreational Land, Lot, Hunting Land

**Latitude / Longitude**

37.24436 / -90.745953

**Acreage**

158

**Price**

\$480,000

**Property Website**

<https://www.mossoakproperties.com/property/expansive-158-ac-for-sale-in-wayne-co-wayne-missouri/99924/>



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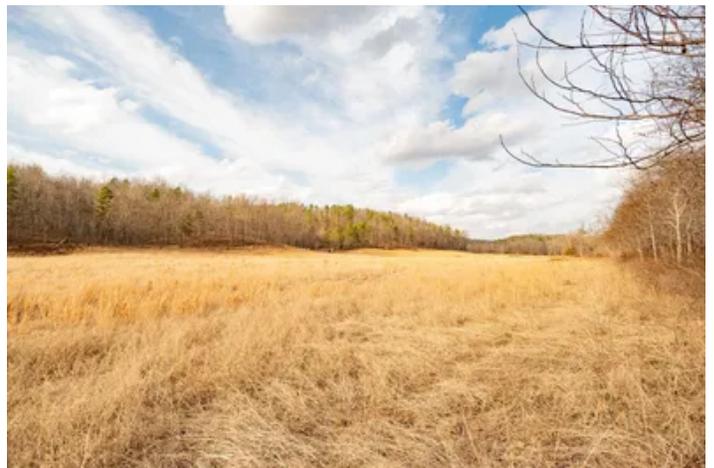
### **PROPERTY DESCRIPTION**

Bordering government ground, this expansive 158-acre property offering a balanced mix of open pasture and mature woods, ideal for recreation, livestock, or a private retreat. Approximately half the land is fenced pasture, while the remaining acreage provides natural privacy and wooded beauty. The property includes a well, electric, and septic system, along with eight RV hookups - creating excellent flexibility for guests or extended stays. A 48-foot camper with multiple bump-outs may remain, offering immediate living space. A scenic pond enhances the landscape, and the location provides convenient access to the Black River and Clearwater Lake for additional outdoor enjoyment. Whether you're seeking a working property, recreational getaway, or future homesite, this versatile acreage offers infrastructure, space, and natural appeal.

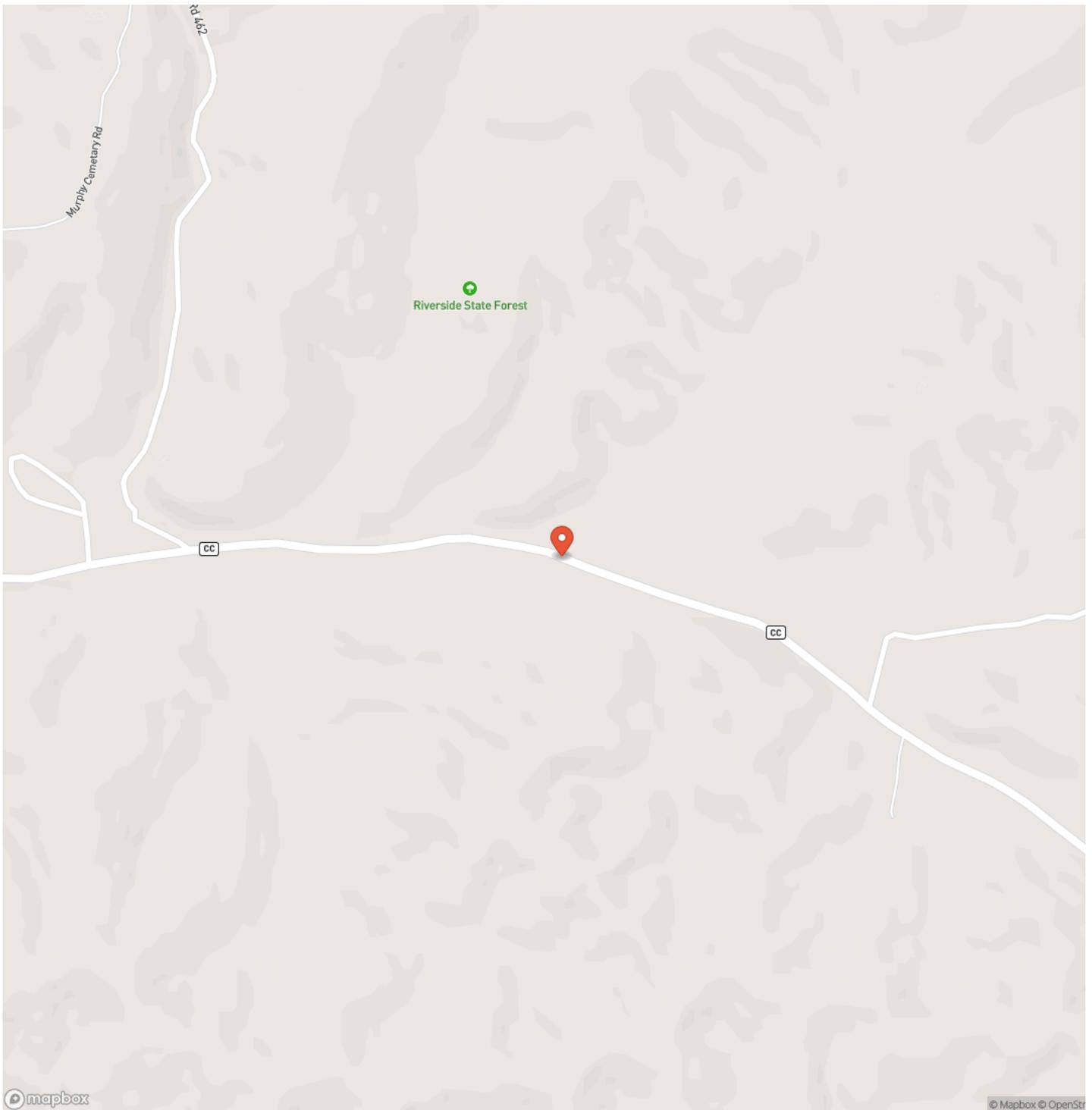


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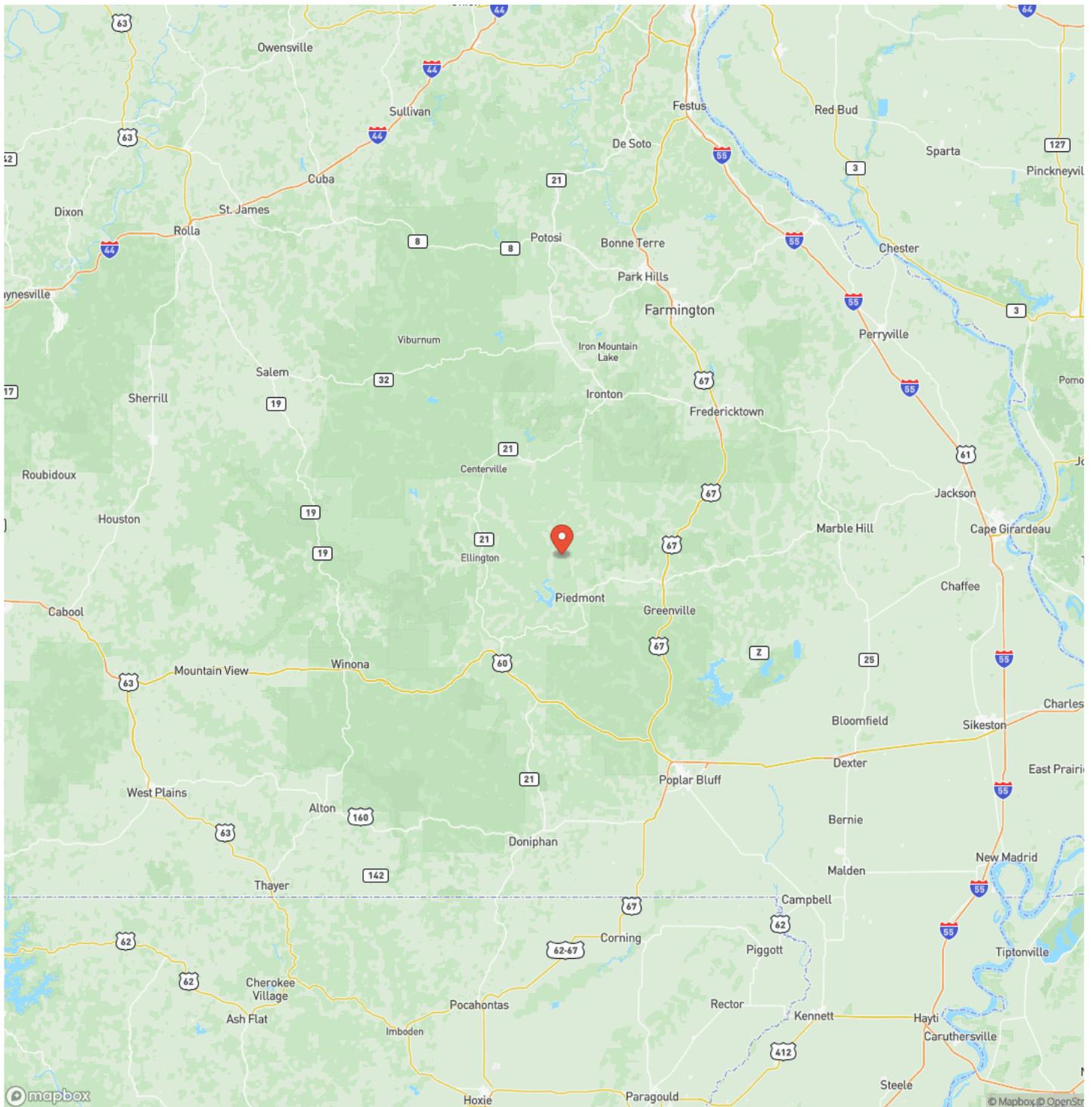
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## Locator Map



## 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.

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