

**40 Private Acres in Ripley County Featuring 2 Stocked Ponds**  
1800 Ripley H-10  
Doniphan, MO 63935

**\$425,000**  
40± Acres  
Ripley County



## 40 Private Acres in Ripley County Featuring 2 Stocked Ponds Doniphan, MO / Ripley County

### SUMMARY

**Address**

1800 Ripley H-10 null

**City, State Zip**

Doniphan, MO 63935

**County**

Ripley County

**Type**

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

**Latitude / Longitude**

36.56748 / -90.709803

**Dwelling Square Feet**

2,425

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

40

**Price**

\$425,000



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### **PROPERTY DESCRIPTION**

ESCAPE to peaceful country living on 40 private acres featuring 2 stocked ponds and room to roam! Priced at an incredible \$125,000 below appraised value, this property comes with built in equity!! This spacious new build offers over 2,400 sq. ft. of living space! Mostly finished, this home has a huge open living area, with many custom touches such as a massive walk in shower in with dual rain shower heads, a large kitchen with custom island, radiant floor heat for year-round comfort, but also has just enough space to add your finishing touches to make it your own. The oversized 2-car garage includes a game room and full bath, perfect for entertaining, hobbies, or guest space. Step outside to the massive entertainer's porch (960 sq ft) overlooking the beautiful countryside. A rare opportunity to enjoy privacy, recreation, and endless potential!

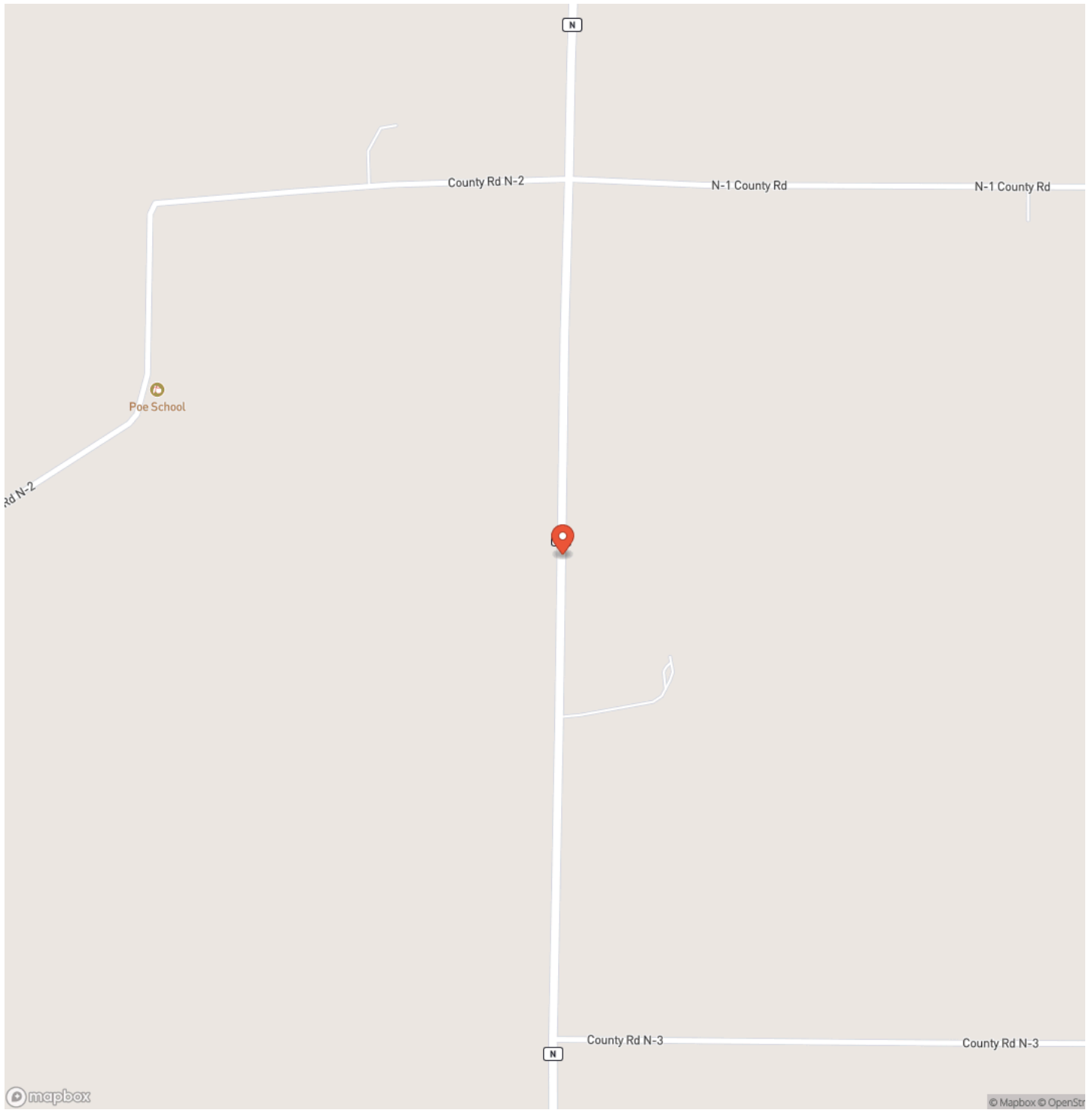
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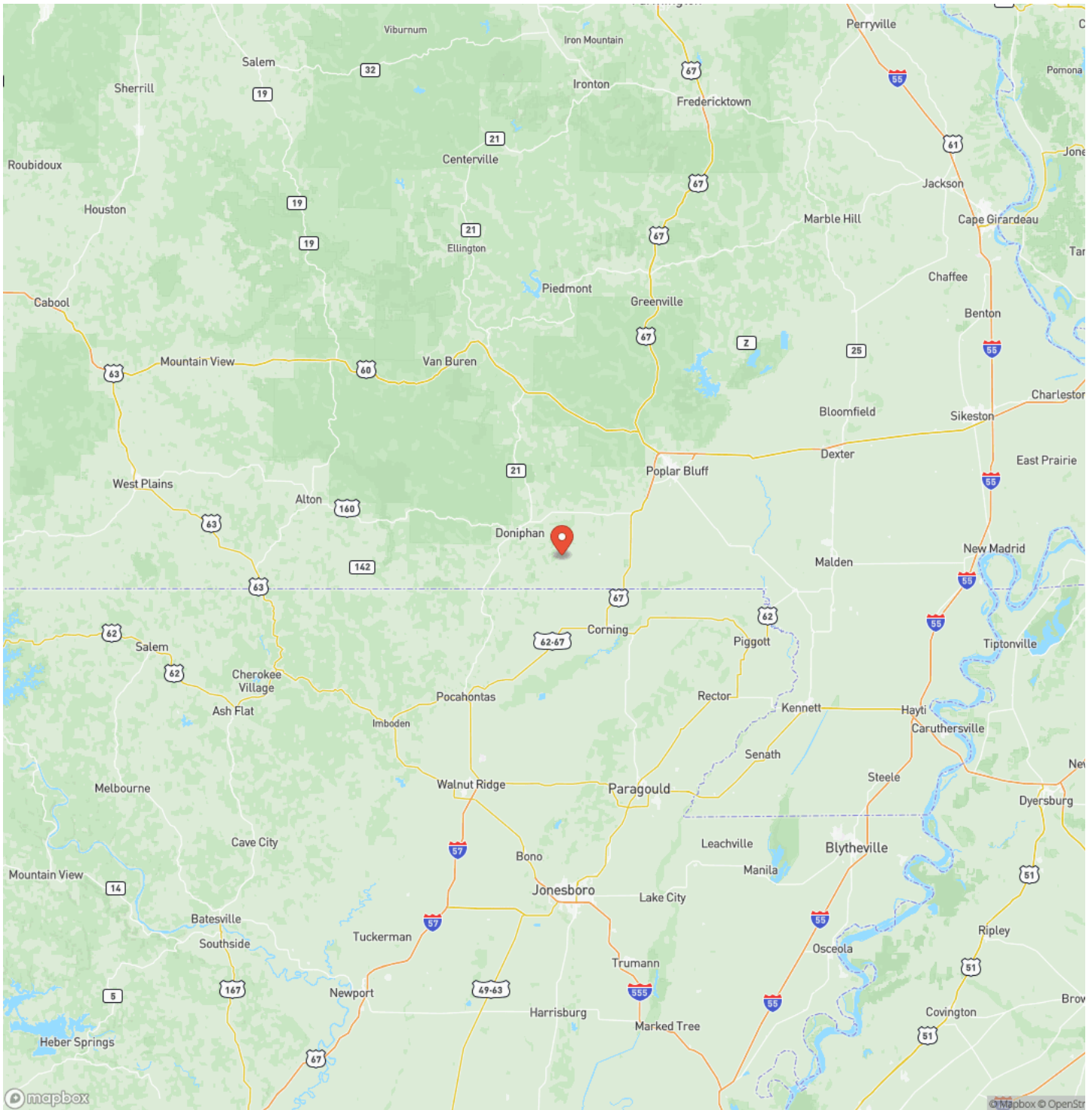
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## Locator Map



**40 Private Acres in Ripley County Featuring 2 Stocked Ponds  
Doniphan, MO / Ripley County**

# Locator 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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