

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

**\$549,000**  
40± Acres  
Ripley County



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

### SUMMARY

#### Address

1800 Ripley H-10

#### 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

2425

#### Bedrooms / Bathrooms

3 / 2

#### Acreage

40

#### Price

\$549,000

#### Property Website

<https://www.mossoakproperties.com/property/40-private-acres-in-ripley-county-featuring-2-stocked-ponds-ripley-missouri/105537/>



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### **PROPERTY DESCRIPTION**

Escape to peaceful country living on 40 private acres featuring 2 stocked ponds and room to roam! This spacious home offers over 2,400 sq. ft. with radiant floor heat for year-round comfort and is ready for 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. Inside, you'll love the huge walk-in shower with dual rain shower heads and the open feel throughout. 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 all in one property!

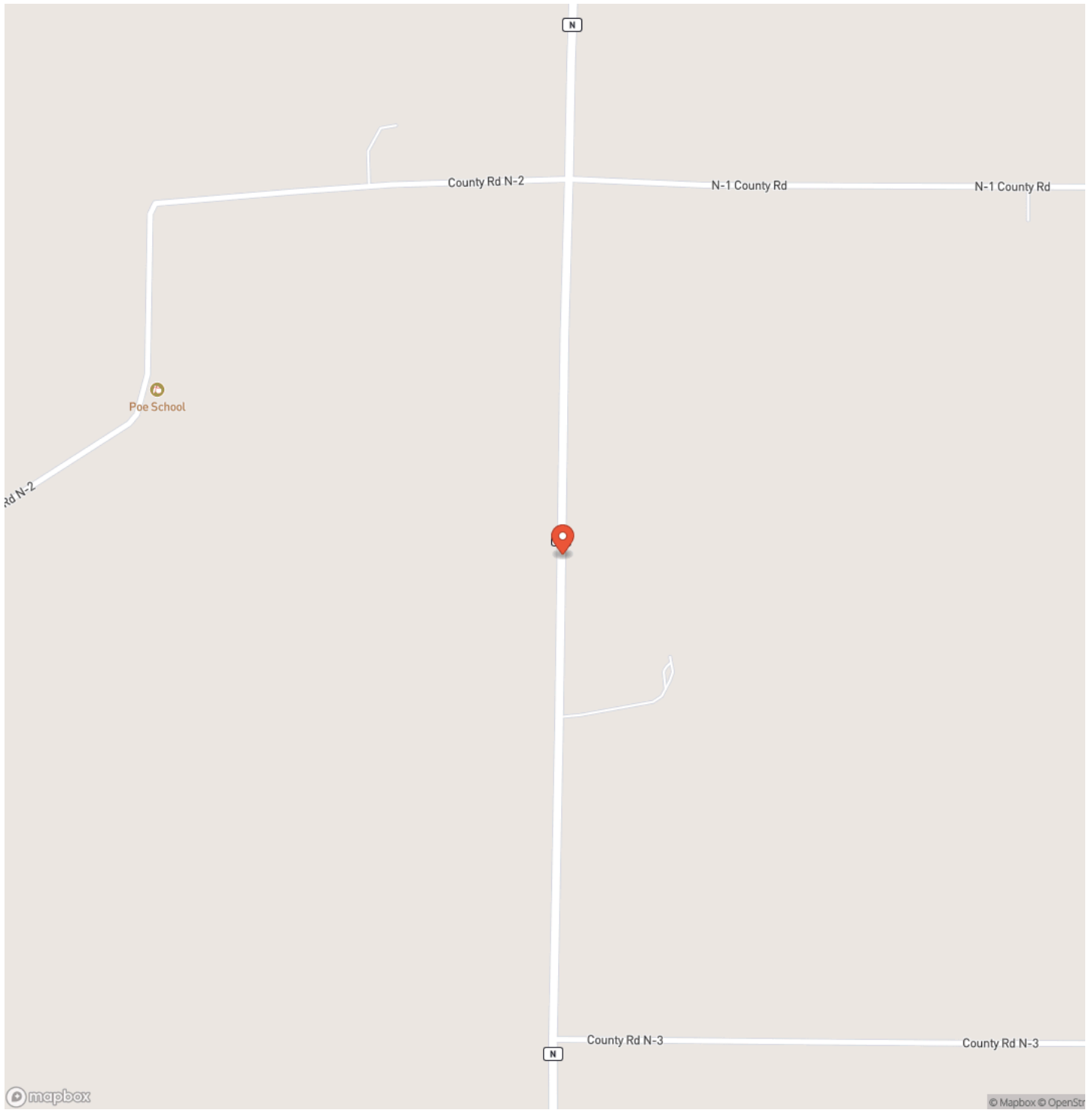
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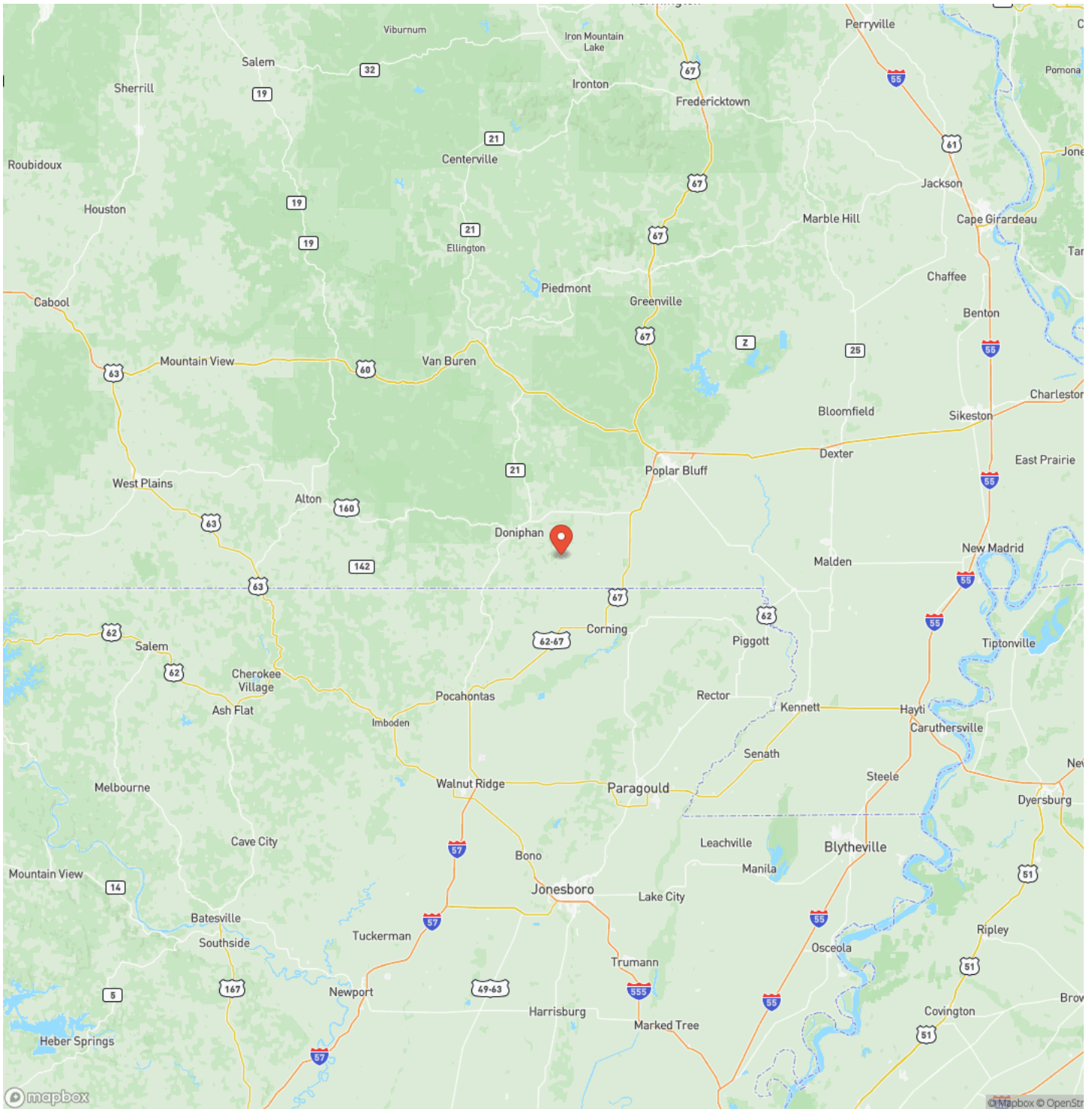
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## Locator Map



**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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