

Ozark Trails Ranch
2937 Highway F
Greenville, MO 63944

\$899,900
168± Acres
Wayne County



Ozark Trails Ranch
Greenville, MO / Wayne County

SUMMARY

Address

2937 Highway F

City, State Zip

Greenville, MO 63944

County

Wayne County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

37.0496 / -90.4413

Taxes (Annually)

1800

Dwelling Square Feet

2990

Bedrooms / Bathrooms

3 / 2

Acreage

168

Price

\$899,900

Property Website

<https://livingthedreamland.com/property/ozark-trails-ranch-wayne-missouri/35668/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Unique one of a kind turnkey 168 acre farm with a home is just the beginning of the farm. The property has stunning views of the lush pastureland below. The property has been managed and taken care of meticulously and on a rotational grazing plan and has 11 pasture paddocks with waterers. The farm is fully perimeter fenced and cross fenced and the fence is in excellent condition. There is approximately 60 acres of wooded property with mature white oak and black oak trees as well as 107 acres of grassland. The property can be cut for hay 3 times a year for some extra income. The views from the newly remodeled home are amazing. The home is 2990 sq. ft. with 3 bds/2 bas making it perfect for some guests or family whether it is a full-time residence or a weekend getaway. The home has a cabin feel on the outside and high-end custom home on the inside with custom wood beam features throughout. In addition, there is an open floor concept with quartz counter tops, a large walk-in shower, and a soaking tub. There's also a whole house generator, a tennis court, and a large patio for grilling overlooking the pasture ground. There're also 3 springs, a hay barn, horse stalls and 2 ponds. The property is found right off of Hwy F and is only 30 mins or less from Poplar Bluff, MO. If the 168 acres isn't enough for you then you can find entertainment on Wappappello Lake just a few miles away and 1000's of acres of National Forest surrounding the acreage.



Ozark Trails Ranch
Greenville, MO / Wayne County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Hunter Hindman

Mobile
(636) 373-1509

Email
hunterh09@yahoo.com

Address
100 Chesterfield Parkway

City / State / Zip
Chesterfield, MO 63005

NOTES



NOTES

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.

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.



Living The Dream Outdoor Properties

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Cuba, MO 65453

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