

Maries River Meadow
161 Mikes Trail
Koeltztown, MO 65048

\$2,120,000
416.770± Acres
Osage County



Maries River Meadow Koeltztown, MO / Osage County

SUMMARY

Address

161 Mikes Trail

City, State Zip

Koeltztown, MO 65048

County

Osage County

Type

Recreational Land

Latitude / Longitude

38.367379 / -91.991638

Taxes (Annually)

440

Dwelling Square Feet

912

Bedrooms / Bathrooms

4 / 1

Acreage

416.770

Price

\$2,120,000

Property Website

<https://livingthedreamland.com/property/maries-river-meadow-osage-missouri/35788/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Maries River Meadow

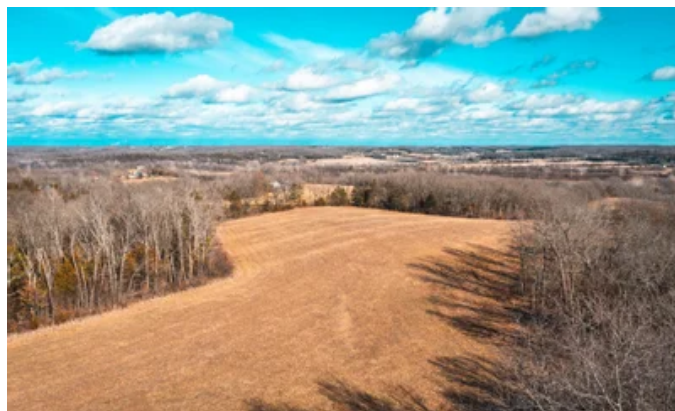
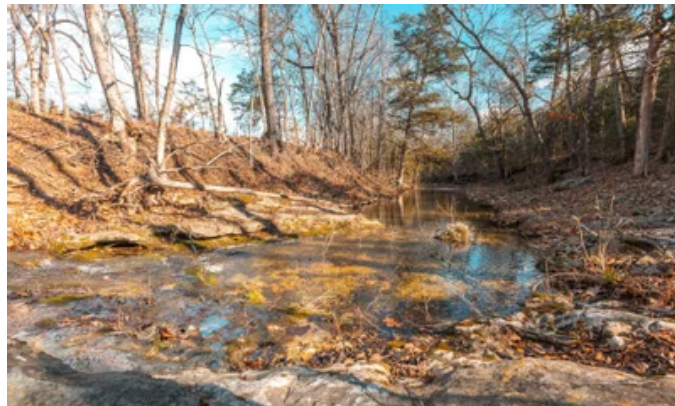
Koeltztown, MO / Osage County

PROPERTY DESCRIPTION

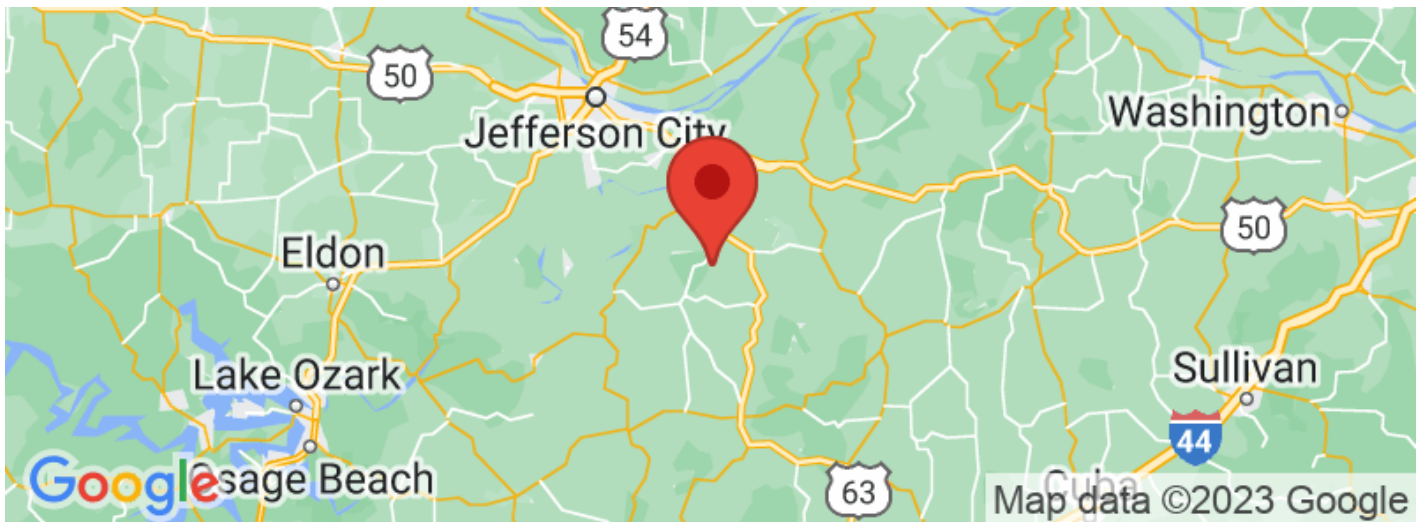
Extremely rare opportunity on this 416 +/- acre farm bordering the Maries River in Osage County, MO. The Maries is well known for smallmouth bass fishing and kayak/canoe floating. The 1920s farm house overlooks part of the 26.5 Acres of tillable ground currently in pasture/hay production. An additional 70 acres of creek bottom and ridge field provide some excellent soil as well and bring the total open acreage to roughly 100 acres. The farm setting consists of a large 40x90 shop with concrete floors, large sliding doors, walk-in cooler, and electricity as well as a beautiful old red sided, tradition barn. A hoop building is located on the ridge field above the house perfect for hay storage. The farm has produced some impressive deer over the years primarily due to the proximity to the river and the thick timber that mature bucks prefer for bedding. There is no shortage of turkeys in the area as the farm has some great turkey habitat as well. Additional items include over a dozen ponds and one field offering target shooting out to 700 yards.



Maries River Meadow
Koeltztown, MO / Osage County



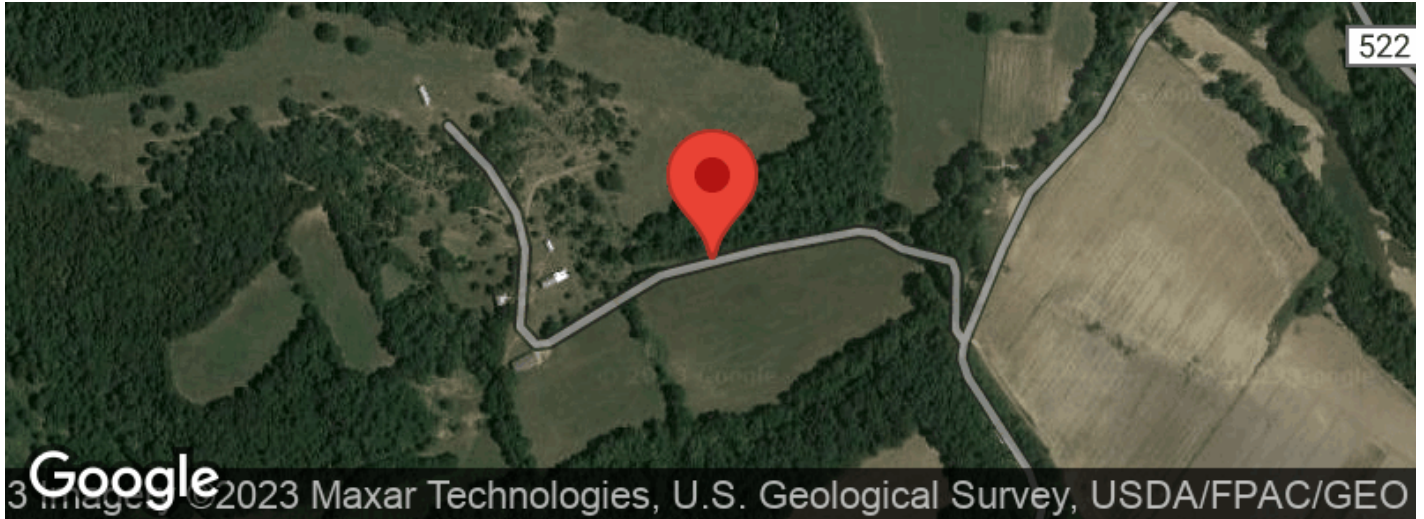
Locator Maps



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Aerial Maps



**Maries River Meadow
Koeltztown, MO / Osage County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Dale Struempf

Mobile

(573) 680-0878

Email

dstrue@hotmail.com

Address

102 East Oliver St

City / State / Zip

Freeburg, MO 65565

NOTES

MORE INFO ONLINE:

<https://livingthedreamland.com/>



NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

