

J Bar 7 Ranch
12994 Maries Road 302
Vienna, MO 65582

\$720,000
165± Acres
Maries County



J Bar 7 Ranch
Vienna, MO / Maries County

SUMMARY

Address

12994 Maries Road 302

City, State Zip

Vienna, MO 65582

County

Maries County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

38.2624 / -91.8977

Taxes (Annually)

1126

Dwelling Square Feet

4400

Bedrooms / Bathrooms

6 / 2

Acreage

165

Price

\$720,000

Property Website

<https://livingthedreamland.com/property/j-bar-7-ranch-maries-missouri/38552/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

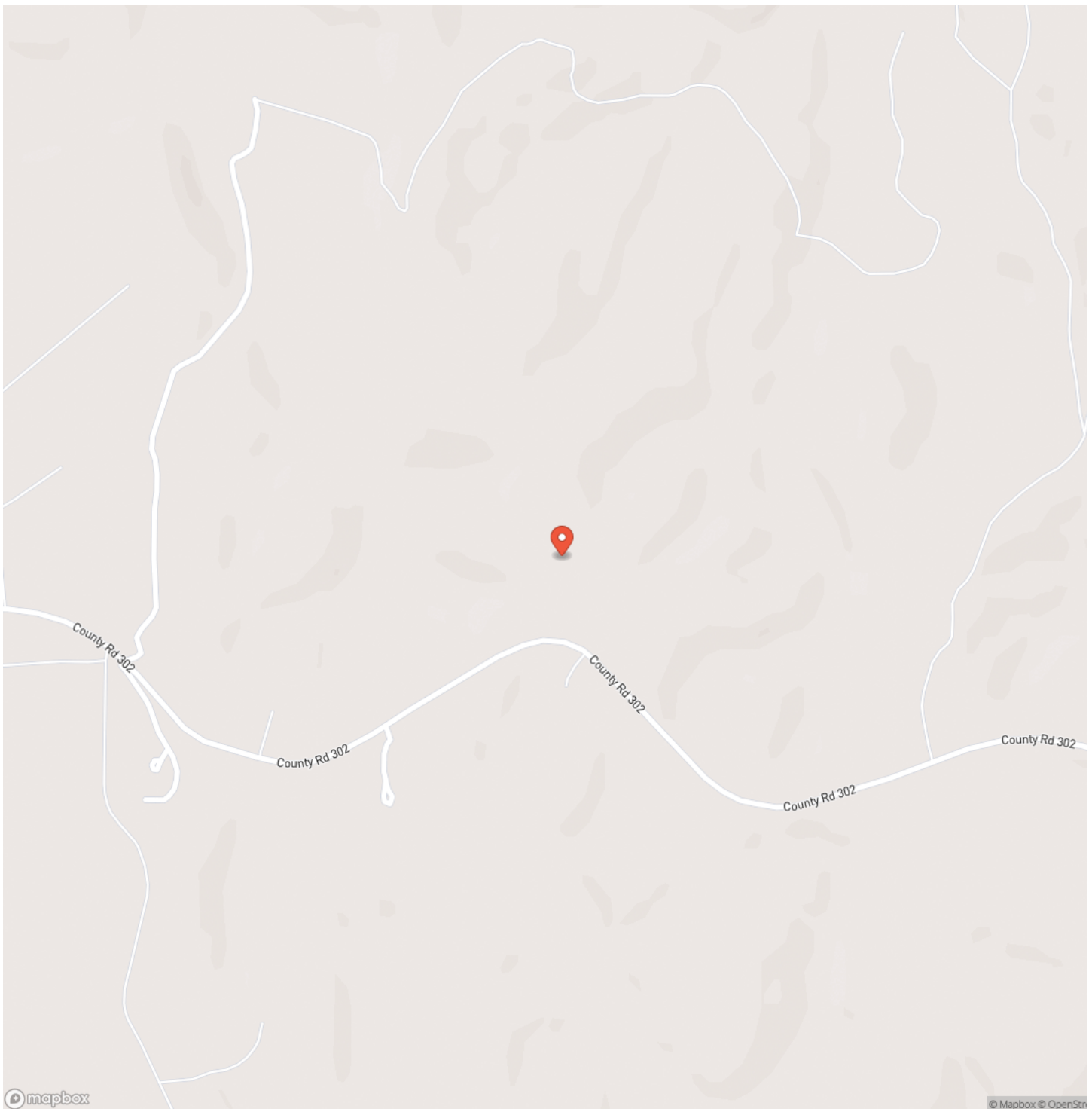
This amazing, well-maintained 165ac ranch has a good mix of timber & pasture land. The timber land is well managed for both timber production and wildlife. You will find lots of deer, turkey and small game. Both deer & turkey often visit the yard. The pasture land is currently being used for hay with records kept for each field. The pastures are fenced & cross-fenced for rotational grazing & the perimeter of the property has very good fencing. The pasture has heated waterers, making it great for horses or cattle. There is a nice corral plus a barn with 2 stalls. Plenty of room for storage. The lean-to has additional space and even an enclosed chicken coop. The homestead has apple, peach & walnut trees, blackberry bushes & a large garden. The custom 4400sqft home which features 6beds, 2baths was taken down to the studs in 1997 and completely rebuilt. There is a 2car detached garage with large workshop or storage area. Just 5miles from a public boat ramp to the Gasconade River.



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Locator Map

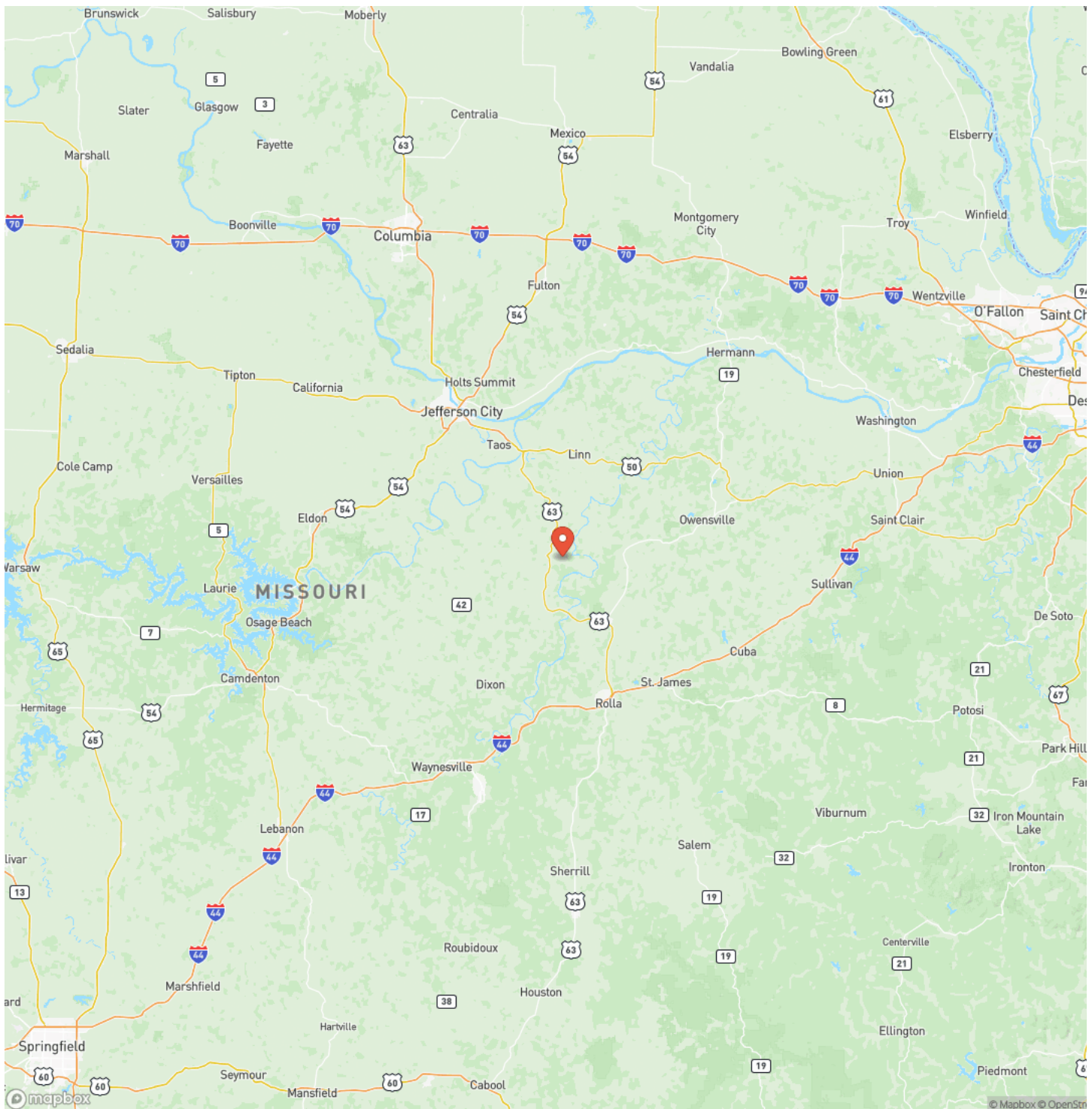


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

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21475 State Route M

City / State / Zip

Newburg, MO 65550

NOTES

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This image shows a single 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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