

**Farmhouse and Cabin on the Gasconade River**  
23288 Rock Bluff Drive  
Richland, MO 65556

**\$500,000**  
30± Acres  
Pulaski County





## Farmhouse and Cabin on the Gasconade River Richland, MO / Pulaski County

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### **SUMMARY**

#### **Address**

23288 Rock Bluff Drive

#### **City, State Zip**

Richland, MO 65556

#### **County**

Pulaski County

#### **Type**

Farms, Hunting Land, Recreational Land, Residential Property, Riverfront

#### **Latitude / Longitude**

37.827423 / -92.372096

#### **Dwelling Square Feet**

1400

#### **Bedrooms / Bathrooms**

2 / 2

#### **Acreage**

30

#### **Price**

\$500,000

#### **Property Website**

<https://livingthedreamland.com/property/farmhouse-and-cabin-on-the-gasconade-river-pulaski-missouri/45983/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Farmhouse and Cabin on the Gasconade River

### Richland, MO / Pulaski County

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#### **PROPERTY DESCRIPTION**

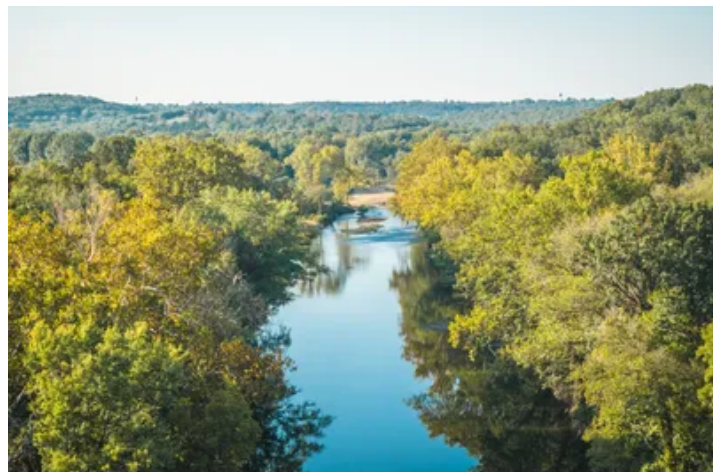
1,400 +sq ft 2 bed 2 bath farm house located on the Gasconade River. This quiet country setting has mature trees and beautiful views. 30 acres with 50 percent pasture being currently used for hay production. This home has lots of curb appeal with an amazing yard and outdoor entertainment area. Other features are 1 car garage with storage shed and an early 1900s barn with 30x40 3 bay shop addition . The second home overlooking the Gasconade River bottom is a 600 sq ft 2 bed 1 bath home. For the recreational buyer you have prime private river frontage and private boat ramp with 2 camper hookups & electric and water located right along the Gasconade River. As well as a deeded access second shared community boat ramp located down the road. HOA fee of \$780 per year.





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## Locator Map

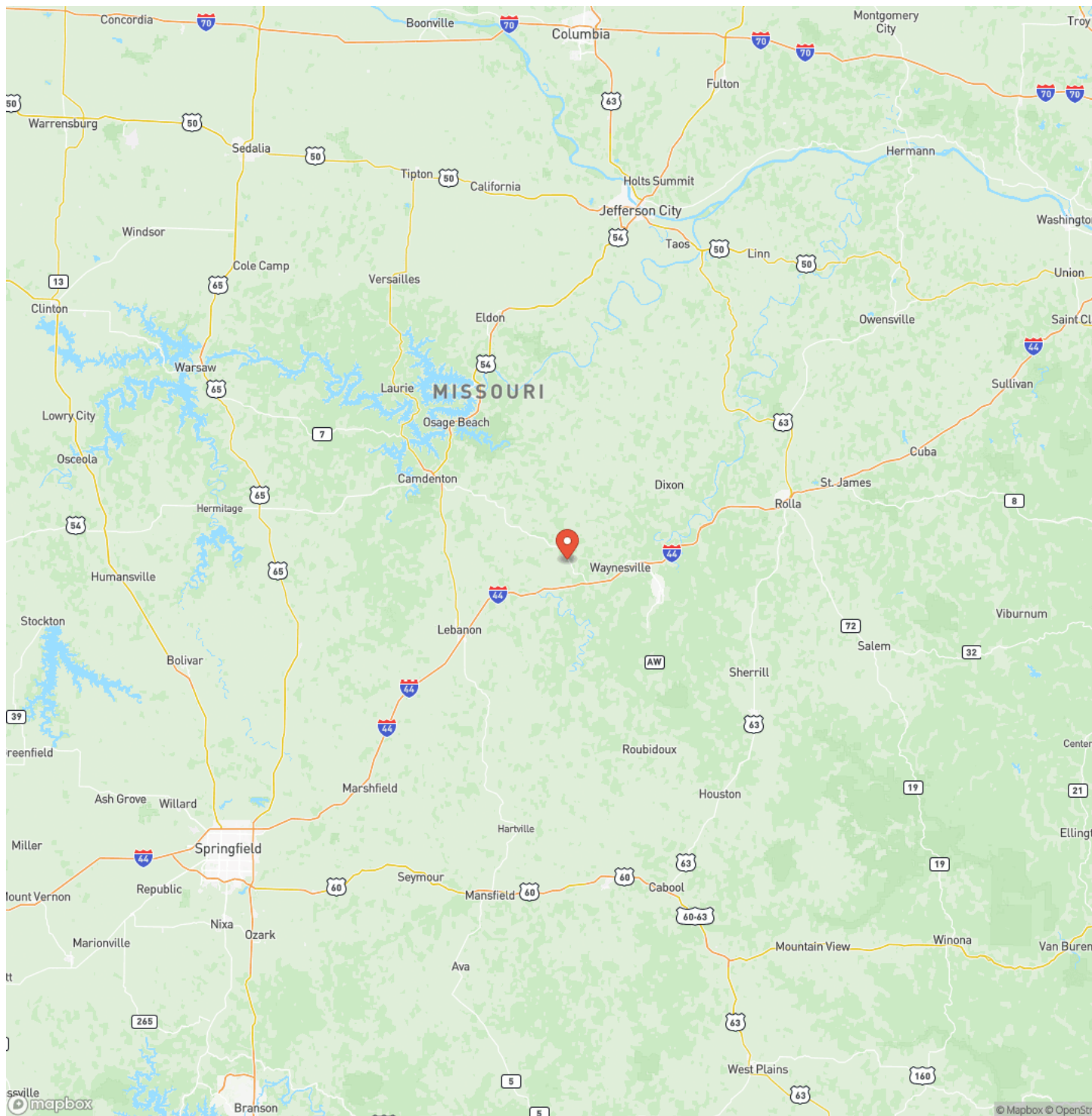


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## Locator Map





## Satellite Map



## Farmhouse and Cabin on the Gasconade River Richland, MO / Pulaski County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jeff Browning

## Mobile

(417) 260-5176

## Office

(855) 289-3478

## Email

jwbrowning92@gmail.com

### Address

26435 Sandbar Lane

## City / State / Zip

Laquey, MO 65534

## NOTES



**MORE INFO ONLINE:**

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## This image shows a single sheet of white paper with horizontal blue 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.





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100 Chesterfield Parkway  
Chesterfield, MO 63005  
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<https://livingthedreamland.com/>

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