

Vichy Acres
16807 Maries Rd 440
Vichy, MO 65580

\$315,000
40± Acres
Maries County



Vichy Acres
Vichy, MO / Maries County

SUMMARY

Address

16807 Maries Rd 440

City, State Zip

Vichy, MO 65580

County

Maries County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

38.083845 / -91.7341

Taxes (Annually)

239

Dwelling Square Feet

1216

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$315,000

Property Website

<https://livingthedreamland.com/property/vichy-acres-maries-missouri/47440/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Welcome to Vichy Acres! This 40ac gem offers the ideal blend of rural living & functional amenities. Whether you're an aspiring farmer, avid hunter or just seeking a peaceful retreat this property has something for you. Nestled on this property is a well-maintained, stocked pond that promises endless fishing. The property's fencing is in good shape, providing easy management of your livestock. A metal barn stands ready to shelter your equipment or animals while the pipe fence corral & head gate ensures smooth livestock handling. The mobile home on-site serves as comfortable living quarters, a weekend getaway or you can continue to use it as an extra income source. The mobile has provided a great rental income for the current owner. Nature enthusiasts will appreciate the abundant wildlife & prime hunting opportunities right at their doorstep. With 40ac of your own the possibilities are endless. It perfectly balances practicality & leisure in a beautiful rural setting. Don't miss this chance to make this versatile property your own!



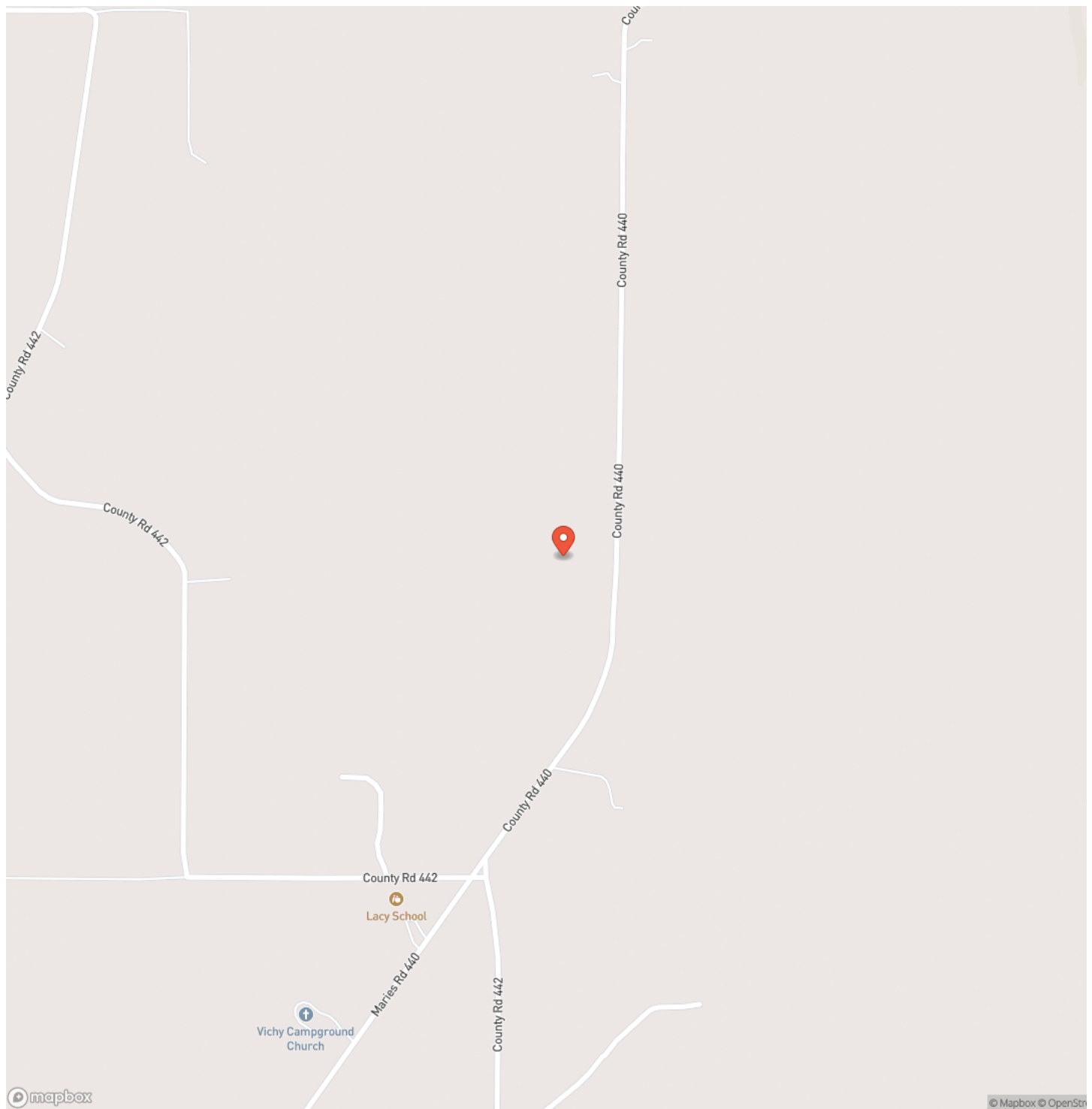
Vichy Acres
Vichy, MO / Maries County



MORE INFO ONLINE:

<https://livingthedreamland.com/>

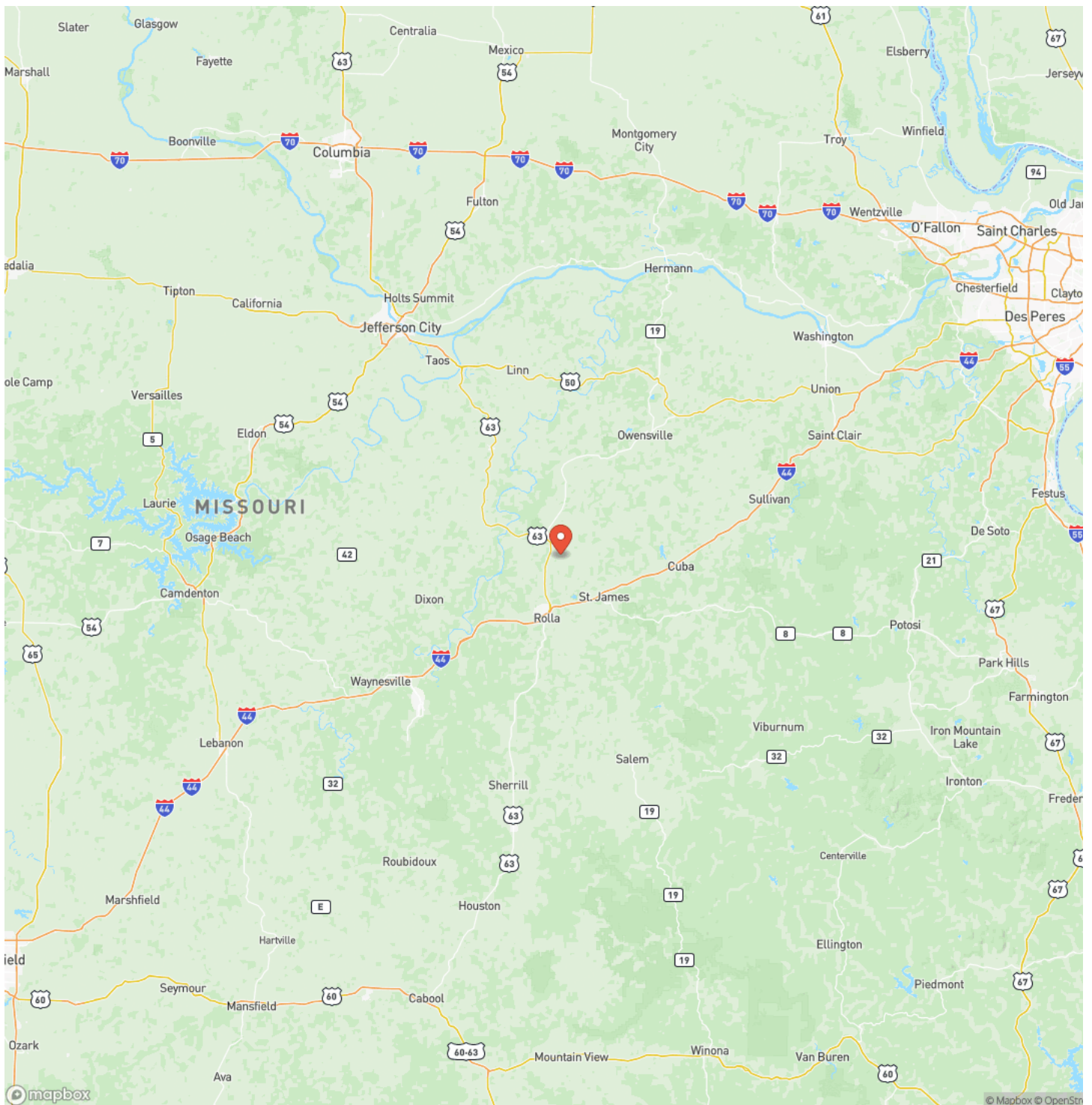
Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Locator Map



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

Joey Kidwell

Mobile

(573) 202-4068

Email

joey@livingthedreamland.com

Address

515 S. Franklin St.

City / State / Zip

Cuba, MO 65453

NOTES

[illegible]

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

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
100 Chesterfield Parkway
Chesterfield, MO 63005
(855) 289-3478
<https://livingthedreamland.com/>

