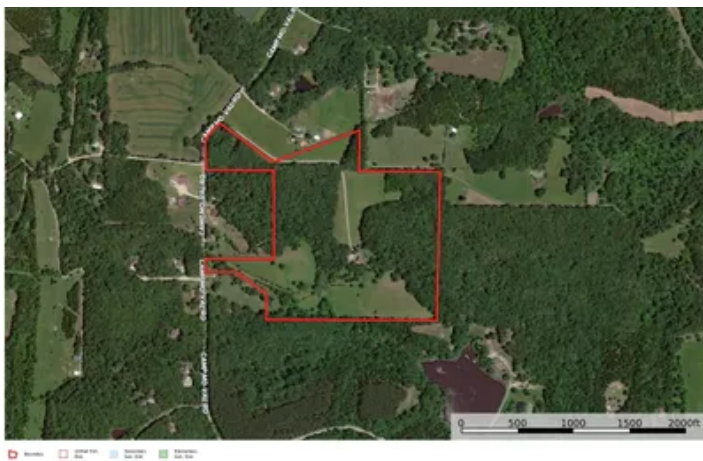


Camp Mo Val
2395 Camo MO Val Rd
Union, MO 63084

\$807,500
54± Acres
Franklin County



Camp Mo Val
Union, MO / Franklin County

SUMMARY

Address

2395 Camo MO Val Rd

City, State Zip

Union, MO 63084

County

Franklin County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

38.4117 / -91.0791

Taxes (Annually)

2298

Dwelling Square Feet

2800

Bedrooms / Bathrooms

3 / 2.5

Acreage

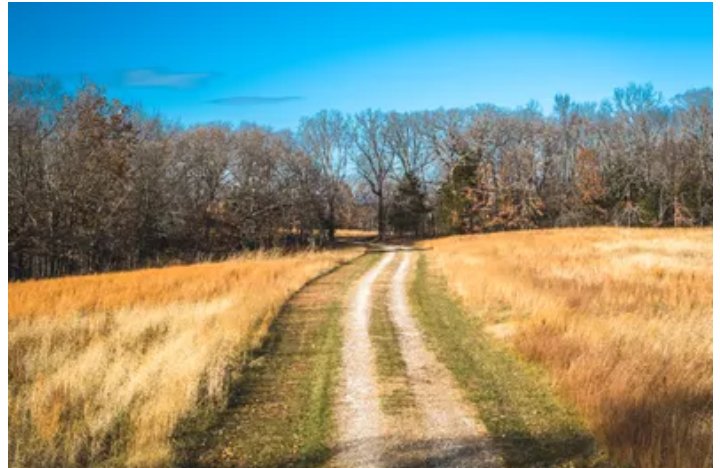
54

Price

\$807,500

Property Website

<https://livingthedreamland.com/property/camp-mo-val-franklin-missouri/48470/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

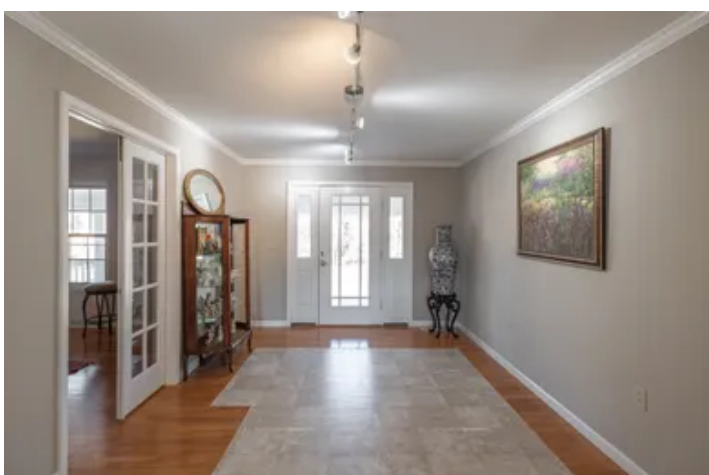
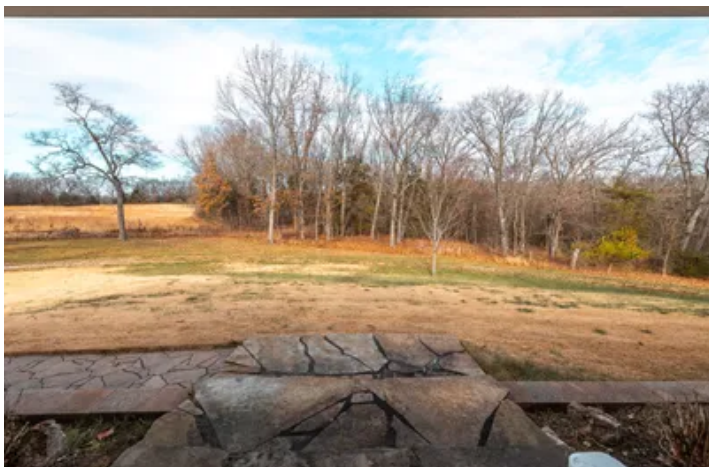
Nestled on 54ac +/- this 2,800sqft luxurious & spacious home in Union, MO, offers a blend of elegance & natural beauty. Boasting 3beds & 2.5baths, the residence provides a haven of comfort and style. As you approach, the front entryway welcomes you with beautiful stone landscaping. The home provides stunning views of the surrounding pastureland, home to a plethora of wildlife, including deer and turkey. The property seamlessly blends pasture ground with wooded mature timber. Below the home lies a practical drive-through garage, perfect for storing trailers and large equipment, accompanied by 6 horse stalls, catering to the needs of equestrian enthusiasts. This remarkable property, with its amazing views and unique amenities, is being offered for sale as is, providing an exceptional opportunity to embrace a lifestyle of luxury and serenity.

MORE INFO ONLINE:

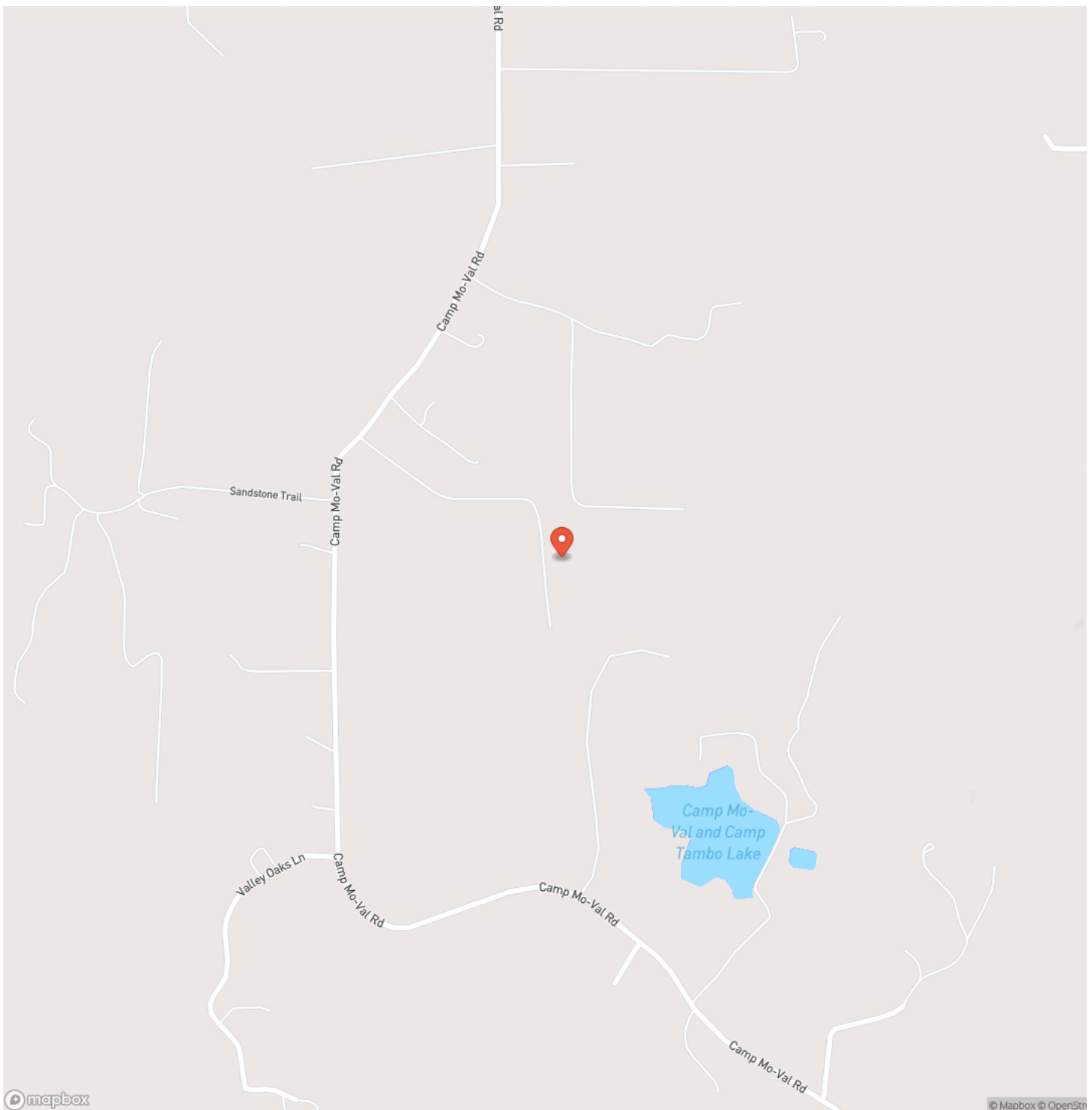
<https://livingthedreamland.com/>



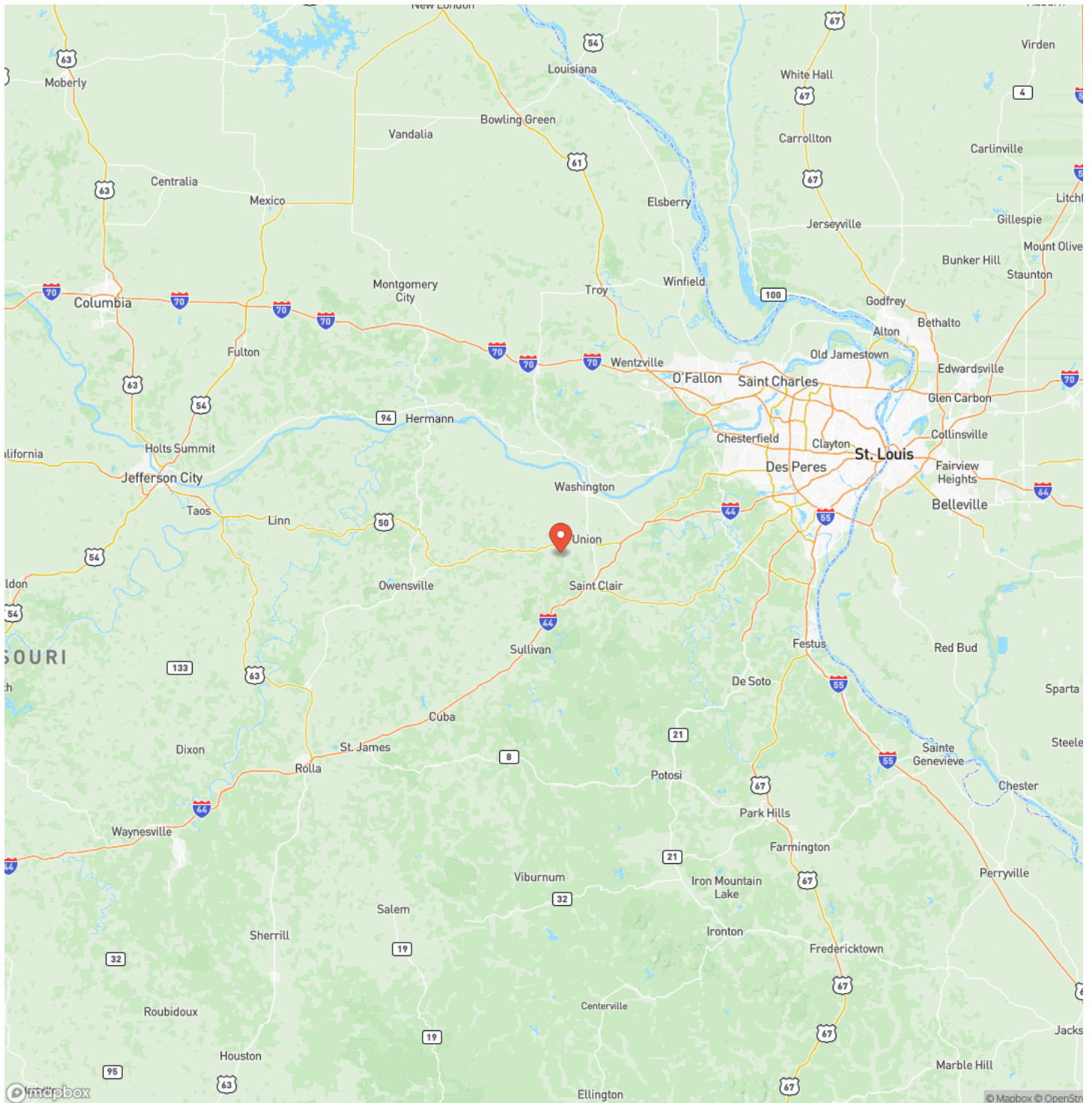
Camp Mo Val
Union, MO / Franklin County



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

[illegible]

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

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/>

