

**Wayne County 394 Cattle Ranch**  
1857 wayne county 406  
Williamsville, MO 63967

**\$1,277,000**  
394± Acres  
Wayne County



**MORE INFO ONLINE:**

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



**Wayne County 394 Cattle Ranch**  
**Williamsville, MO / Wayne County**

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**SUMMARY**

**Address**

1857 wayne county 406

**City, State Zip**

Williamsville, MO 63967

**County**

Wayne County

**Type**

Hunting Land, Farms, Residential Property

**Latitude / Longitude**

36.988 / -90.4866

**Taxes (Annually)**

540

**Dwelling Square Feet**

2500

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

394

**Price**

\$1,277,000

**Property Website**

<https://livingthedreamland.com/property/wayne-county-394-cattle-ranch-wayne-missouri/56025/>



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**PROPERTY DESCRIPTION**

This 394+/- acre cattle ranch is nestled amidst rolling hills with a blend of timber and lush pasture ground. Located just north of Poplar Bluff and a little over a mile off of highway 67. This property has a 2500+/- square foot house, offering comfort and tranquility amidst the natural beauty that surrounds. Two creeks run through the property, providing a serene backdrop for relaxation and water for your livestock. In addition, the Black River is just a few miles down the road where you can float and fish. The property has solid fencing with multiple different pastures and 8 concrete water troughs. For the industrious rancher, a 30x40 foot shop stands by for equipment and storage, while a 50x60 foot barn provides space for sheltering livestock and storing equipment. Also, there are endless hunting and recreations options as this property borders thousands of acres of Mark Twain National Forest. Whether you're seeking a peaceful retreat or a thriving agricultural enterprise, this property offers endless possibilities in a beautiful natural setting. Seller also willing to sell 92 acres of this parcel for \$259,000.

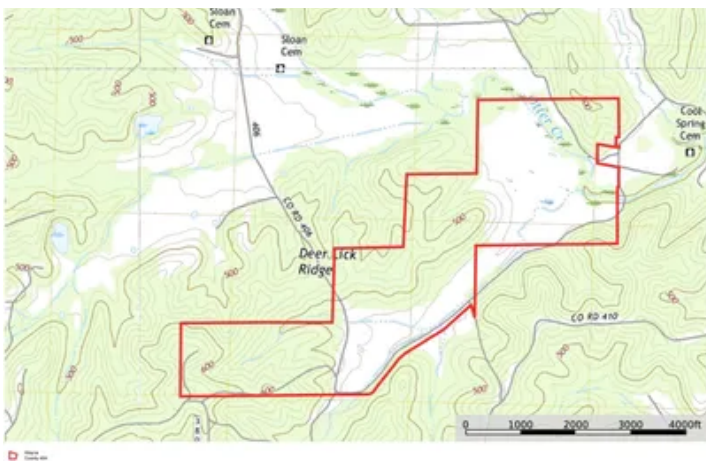
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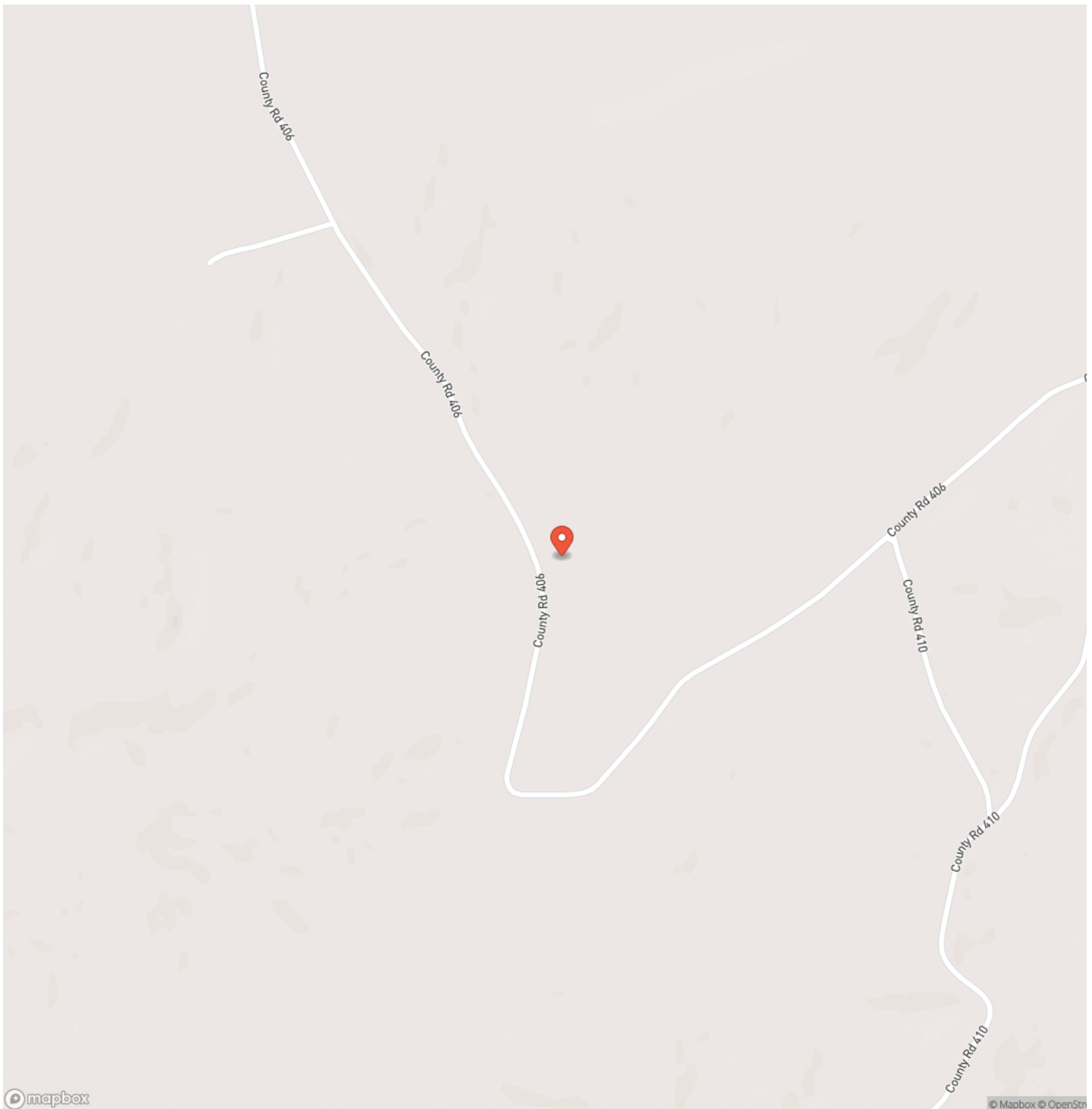




Wayne County 394 Cattle Ranch  
Williamsville, MO / Wayne County



## Locator Map



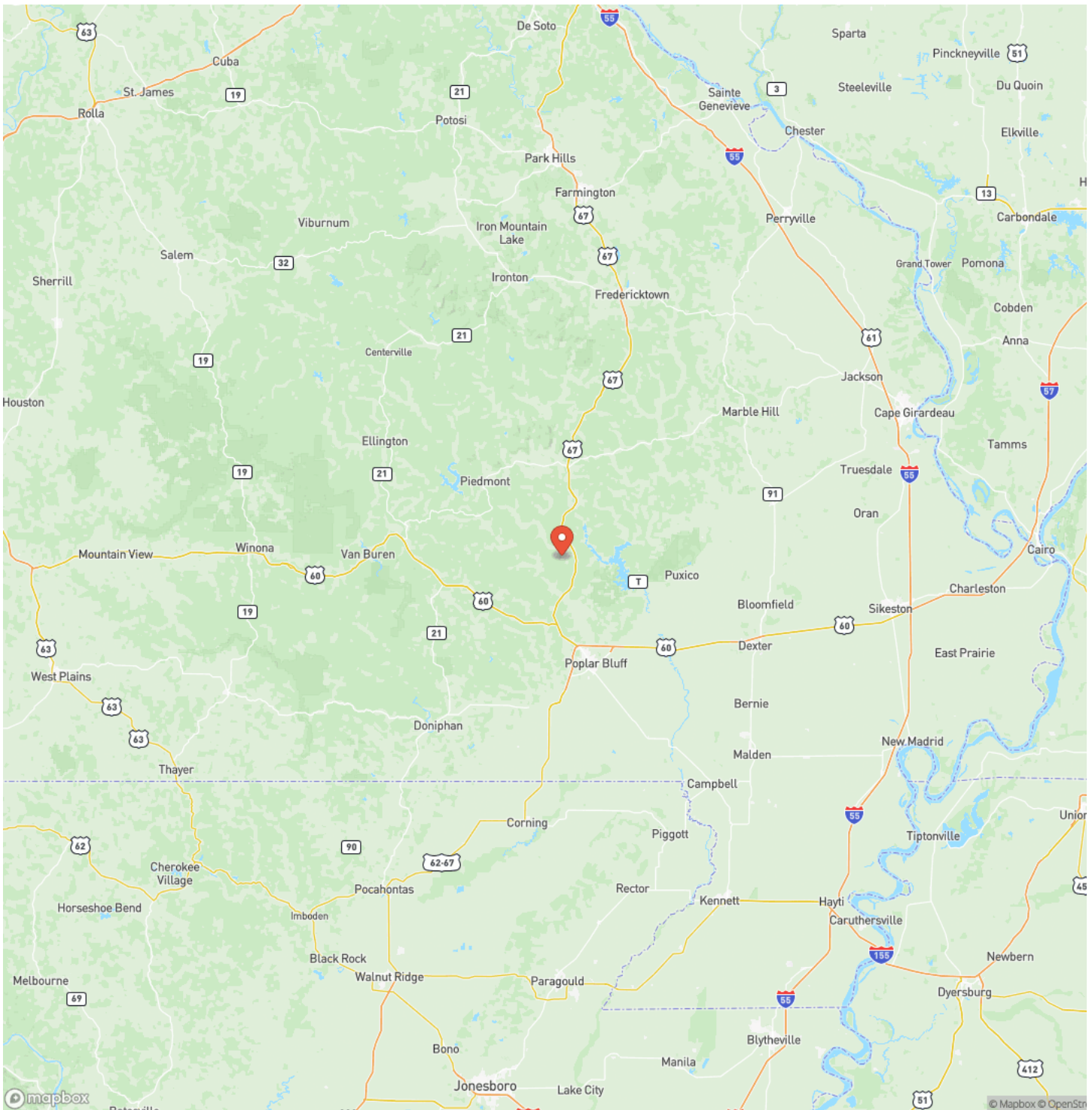
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## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

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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.





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**Living The Dream Outdoor Properties**  
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