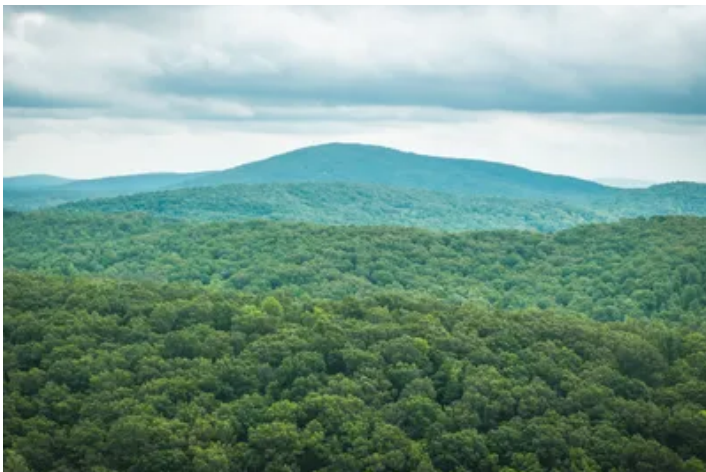


Lick branch 40
870 Wayne 353
Piedmont, MO 63957

\$319,999
40± Acres
Wayne County



MORE INFO ONLINE:

1

<https://livingthedreamland.com/>



**Lick branch 40
Piedmont, MO / Wayne County**

SUMMARY

Address

870 Wayne 353

City, State Zip

Piedmont, MO 63957

County

Wayne County

Type

Hunting Land, Farms, Recreational Land, Residential Property

Latitude / Longitude

37.1704 / -90.716

Taxes (Annually)

667

Dwelling Square Feet

2100

Bedrooms / Bathrooms

3 / 1

Acreage

40

Price

\$319,999

Property Website

<https://livingthedreamland.com/property/lick-branch-40-wayne-missouri/56030/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>

PROPERTY DESCRIPTION

Welcome to your dream getaway! Just minutes from Clearwater lake, This stunning 40-acre property offers the perfect blend of natural beauty and modern convenience. With 25 acres of mature hardwood forest and 15+ acres of lush pasture, you'll find peace and privacy in every corner. A picturesque, stocked pond and the Lick Branch winding through the property add to the serene atmosphere. The main residence is a cozy, three-bedroom, one-bath earth home with a rustic rock front, providing both comfort and character. Enjoy ample storage and workspace in the three-car detached garage, which includes a versatile office area for your projects or remote work needs. A second residence, currently framed out and ready for your finishing touches, offers excellent potential for rental income. Located just five minutes from Clearwater Lake, a premier destination for fishing and boating, this property is a haven for outdoor enthusiasts. An abundance of deer and turkey, making it ideal for hunting.

MORE INFO ONLINE:

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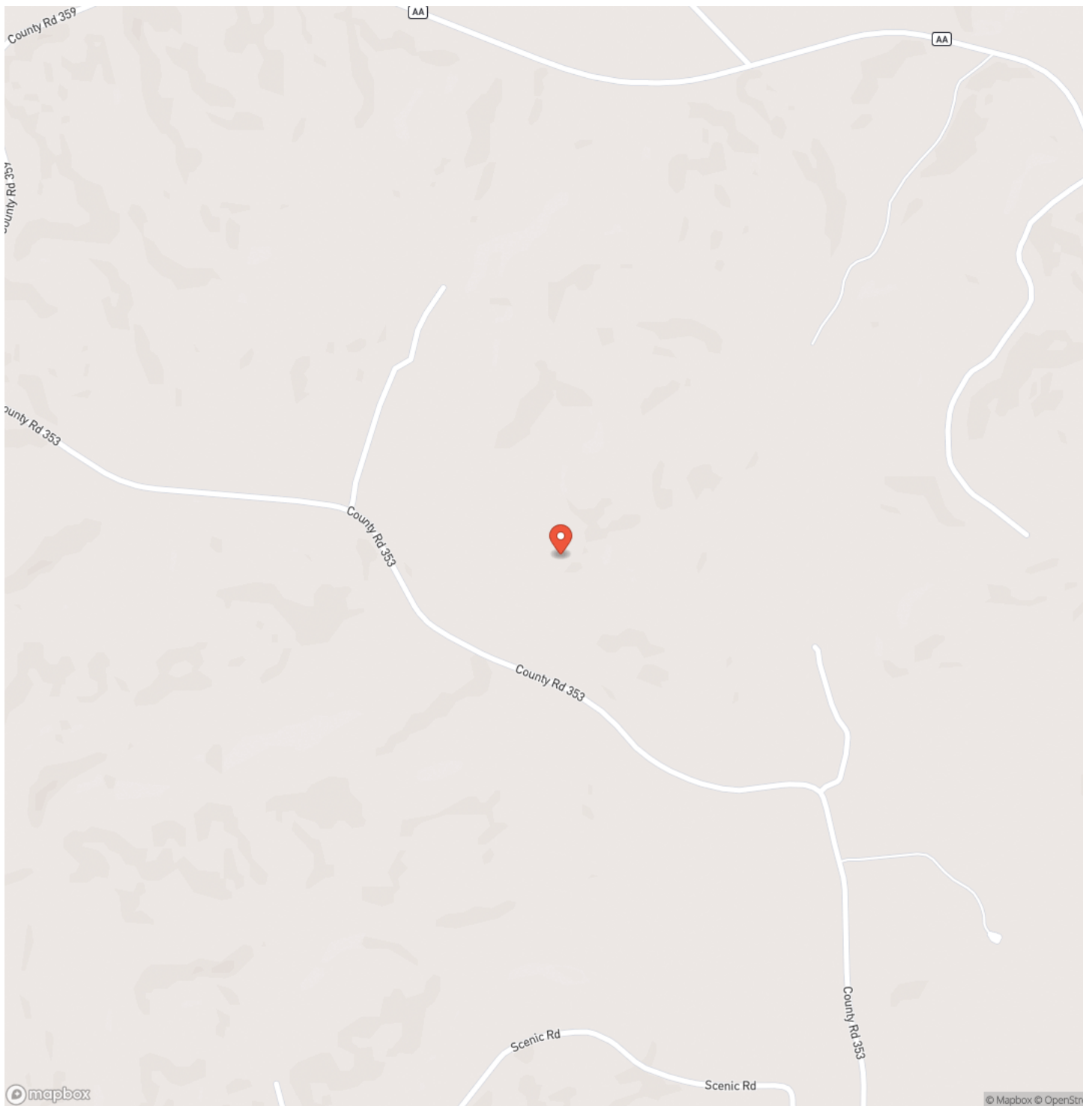


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Locator Map

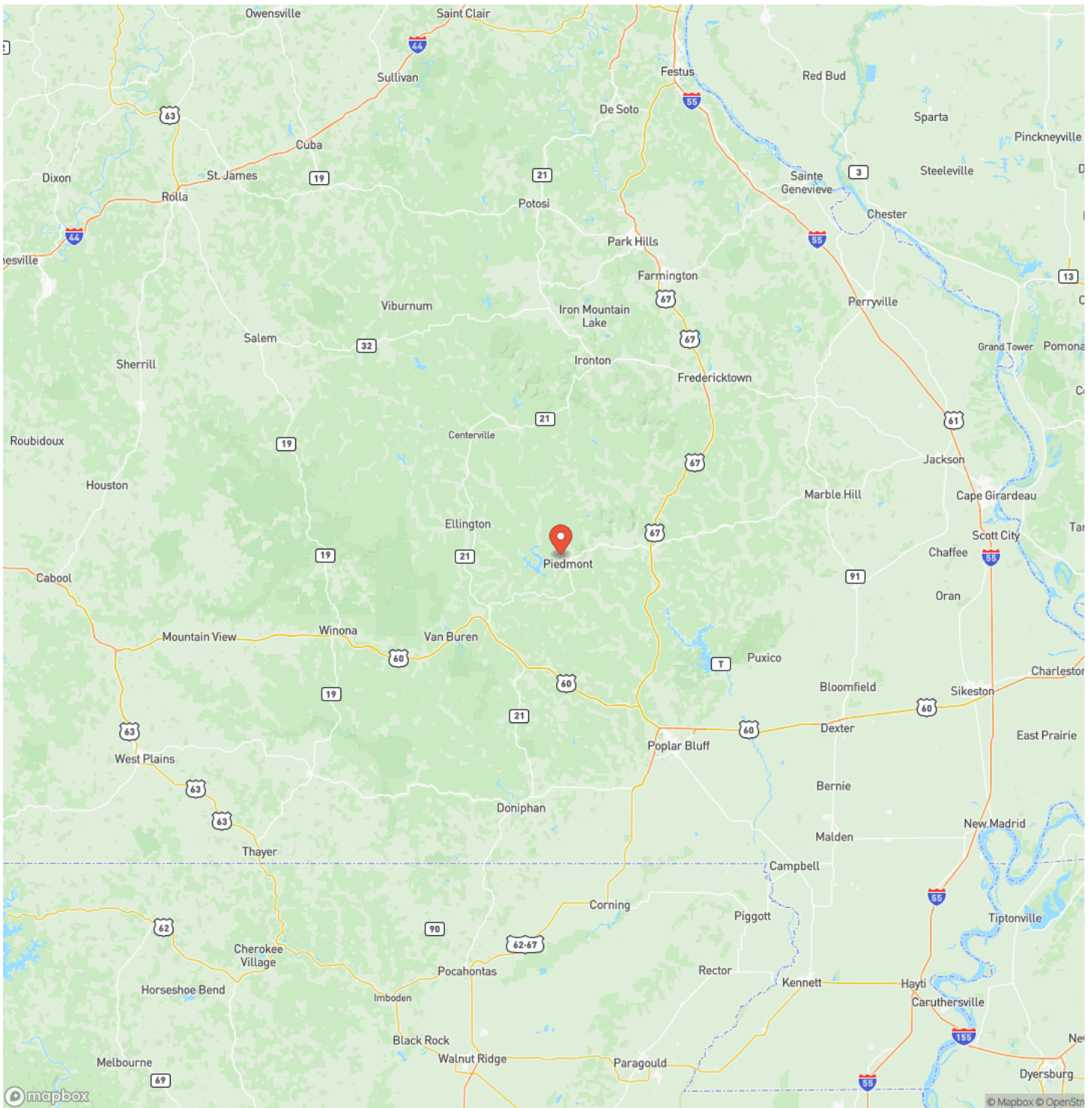


MORE INFO ONLINE:

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Locator Map



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Lick branch 40
Piedmont, MO / Wayne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Cureton

Mobile

(573) 561-4400

Email

lance@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

MORE INFO ONLINE:

<https://livingthedreamland.com/>



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.

MORE INFO ONLINE:

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Living The Dream Outdoor Properties
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