

Spring Valley Farm Tract 3
000 County Road tract 3
Summersville, MO 65571

\$620,000
145± Acres
Shannon County



Spring Valley Farm Tract 3 Summersville, MO / Shannon County

SUMMARY

Address

000 County Road tract 3

City, State Zip

Summersville, MO 65571

County

Shannon County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

37.0944 / -91.6425

Taxes (Annually)

401

Acreage

145

Price

\$620,000

Property Website

<https://livingthedreamland.com/property/spring-valley-farm-tract-3-shannon-missouri/58724/>



Spring Valley Farm Tract 3 Summersville, MO / Shannon County

PROPERTY DESCRIPTION

As the first blush of spring paints the countryside with vibrant hues of green, the air comes alive with the sweet scent of blossoms and fresh growth, and the promise of new beginnings hangs prominently in the air. Winding country roads unfold before you, lined with fields of wildflowers swaying in a gentle breeze, waving to you as you pass by. As you turn onto a red dirt road, the familiar sound of gravel beneath your tires invites you home to Spring Valley Farm.

Resting just six miles south of the charming country town of Summersville, Missouri, lies this 145-acre expanse known as Spring Valley Farm (Tract 3). This picturesque property offers limitless opportunities, whether it's providing lush pastures for cattle grazing or serving as the perfect setting for your dream home. Three serene ponds grace the landscape of tract 3, offering both a tranquil retreat and essential water sources for livestock.

With approximately 25 acres of wooded terrain on the eastern boundary and an additional 8 acres of woods on the southwestern corner on tract 3, Spring Valley Farm offers a natural sanctuary where wildlife thrives, adding to the allure of this rural gem. Here, privacy is not just a luxury but a way of life.

Beyond the borders of Spring Valley Farm, adventure awaits. Just minutes away, the breathtaking wonders of the National Scenic Riverways and the meandering Jacks Fork River, offer's a playground for the outdoor enthusiast.

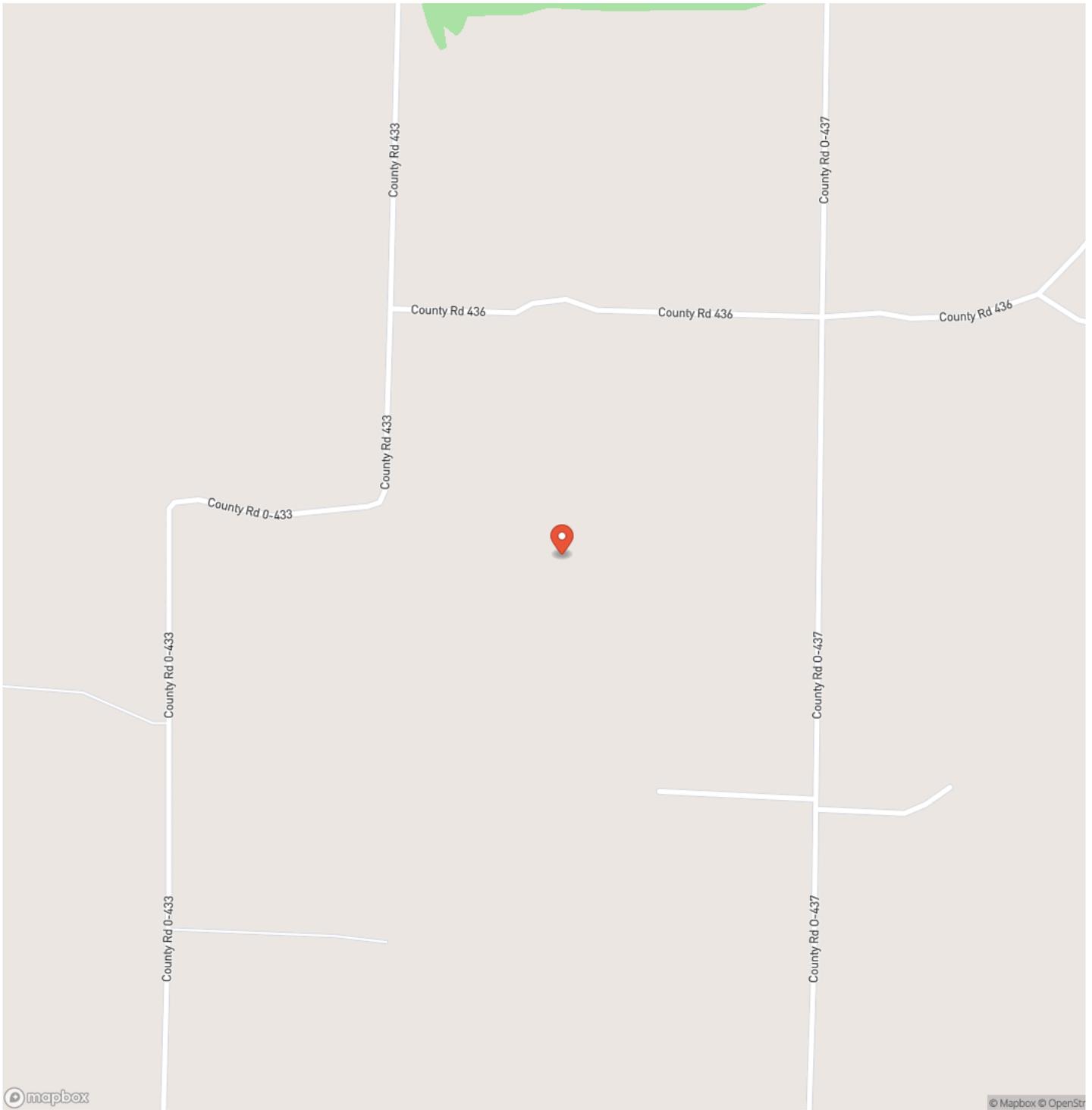
Whether you're seeking a simpler life or yearning for a place to build your forever home, I invite you to come and explore Spring Valley Farm and all of the possibilities that it holds, for spring truly shows us how beautiful it can be to start again.



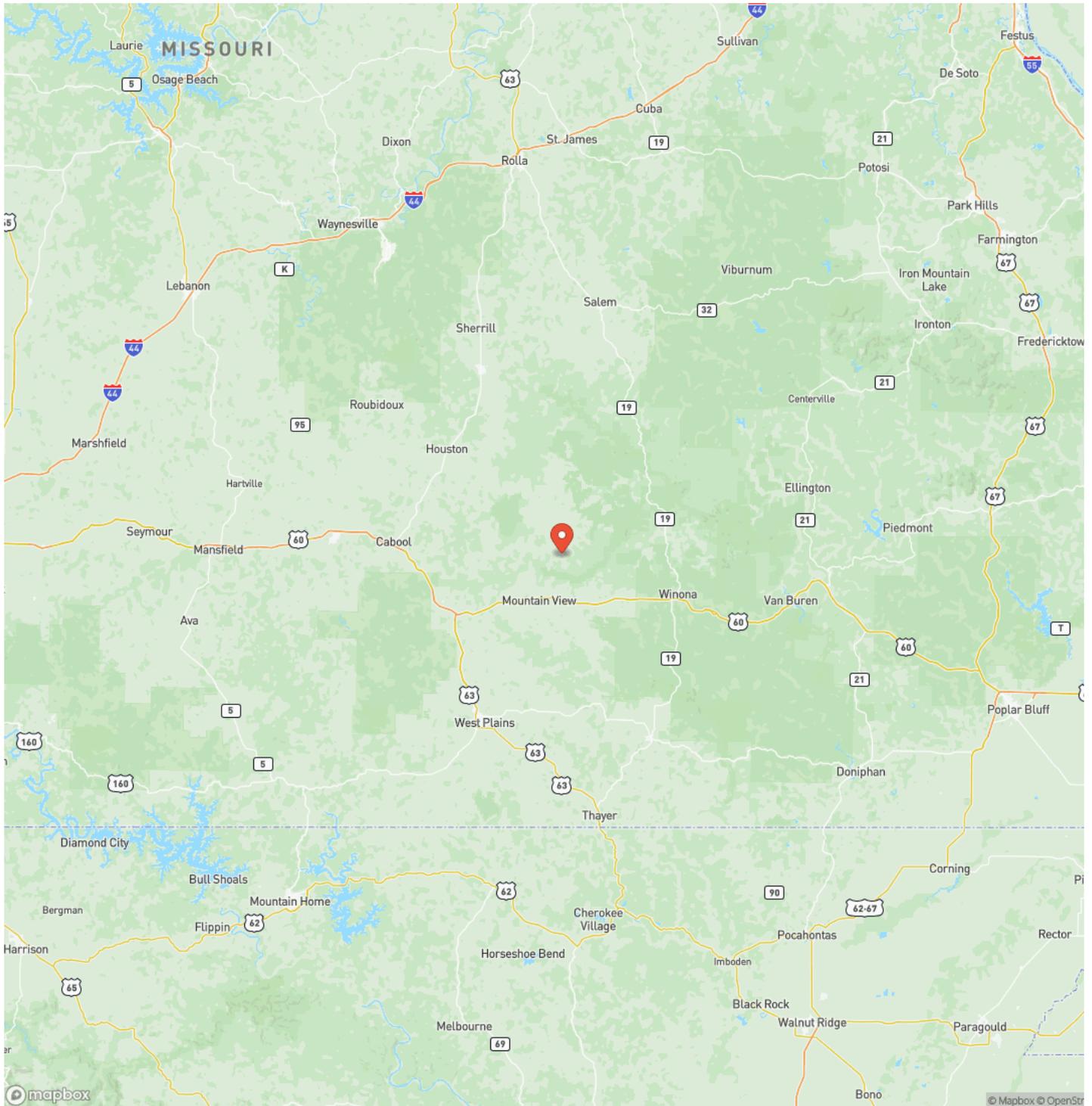
Spring Valley Farm Tract 3
Summersville, MO / Shannon County



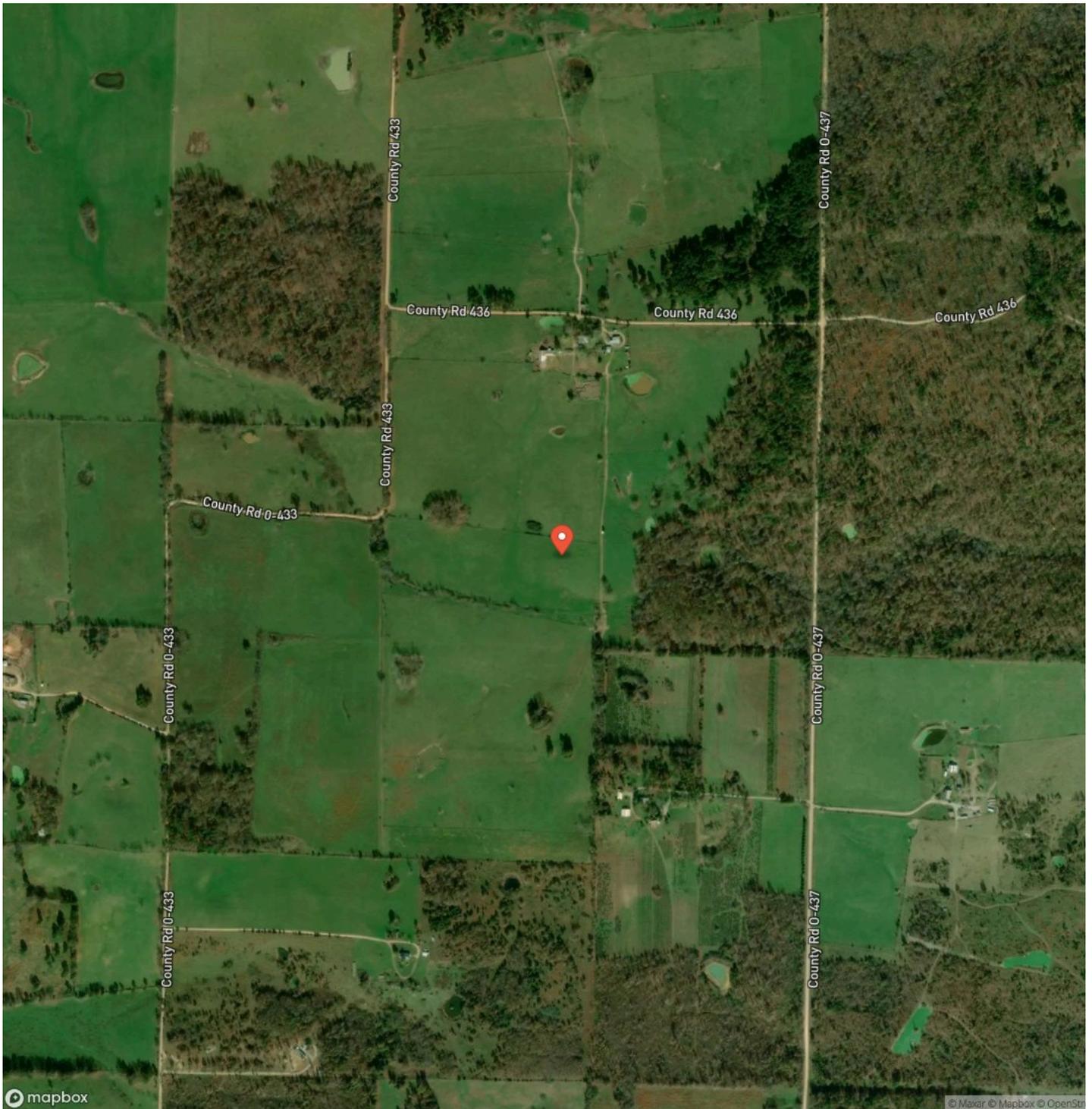
Locator Map



Locator Map



Satellite Map



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
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

