

**Brush Creek at Old Springfield**  
5655 Old Springfield Rd.  
Cuba, MO 65453

**\$239,900**  
9± Acres  
Crawford County





**Brush Creek at Old Springfield**  
**Cuba, MO / Crawford County**

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**SUMMARY**

**Address**

5655 Old Springfield Rd.

**City, State Zip**

Cuba, MO 65453

**County**

Crawford County

**Type**

Farms, Hunting Land, Lakefront, Residential Property

**Latitude / Longitude**

38.051763 / -91.494413

**Taxes (Annually)**

638

**Dwelling Square Feet**

1368

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

9

**Price**

\$239,900

**Property Website**

<https://livingthedreamland.com/property/brush-creek-at-old-springfield-crawford-missouri/61536/>



## Brush Creek at Old Springfield Cuba, MO / Crawford County

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### **PROPERTY DESCRIPTION**

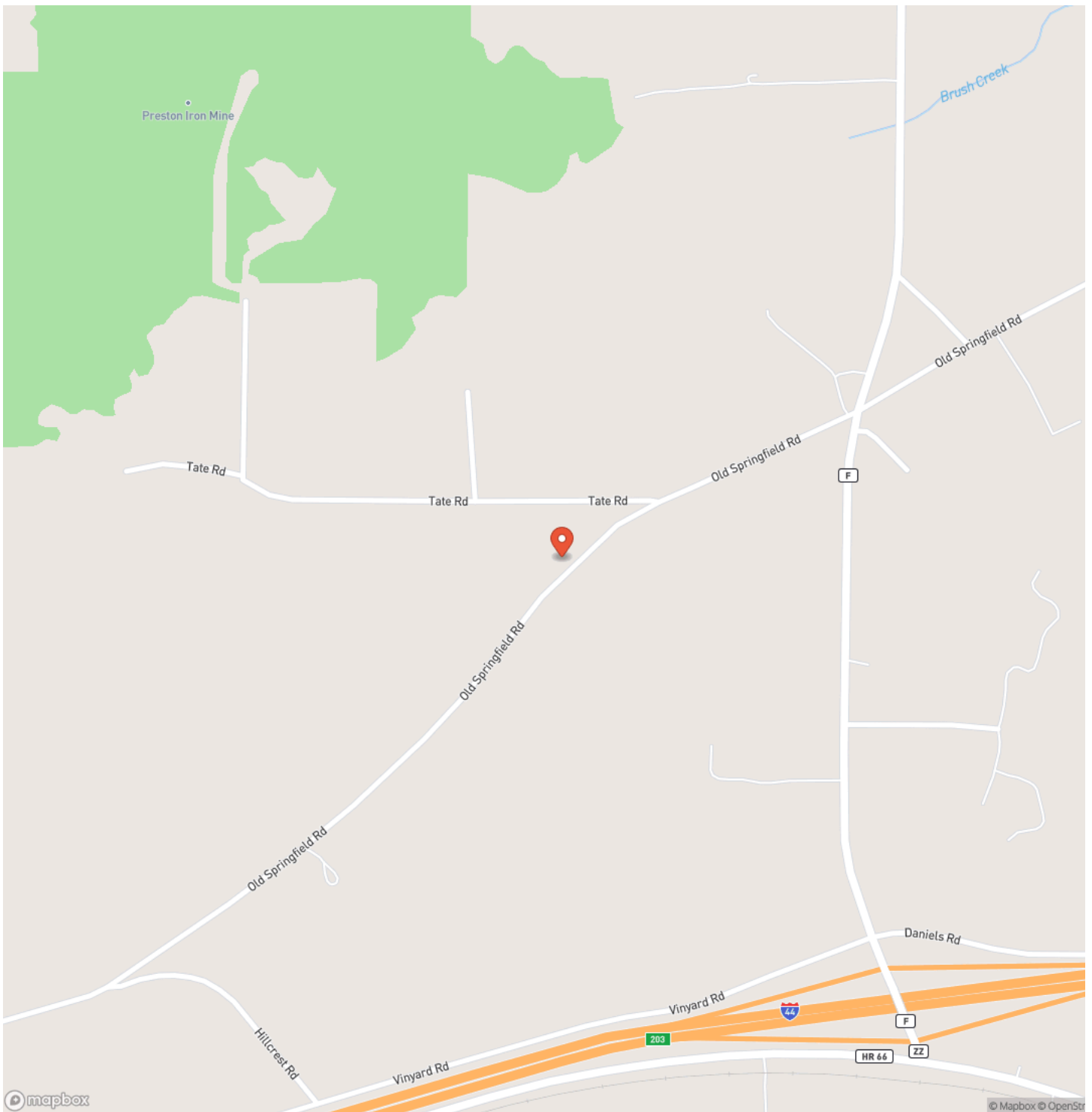
Nestled in the picturesque Ozark foothills, just an hour and fifteen minutes from St. Louis County, Missouri, this stunning 9-acre property offers the perfect blend of open pastures and wooded serenity. Ideal for a country homestead, the land features a tranquil creek, a small lake with a charming boat house, and a pasture that's perfect for horses. The property is a haven for outdoor enthusiasts, boasting excellent deer and turkey hunting, fishing in the pond stocked with largemouth bass and catfish, and endless opportunities for boating, hiking, and kayaking. Located near the scenic Meramec, Courtois, and Huzzah rivers, it's a gateway to some of Missouri's best floating rivers and kayaking experiences. The 3 bedroom and 2 bath ranch-style home on the property complements the natural beauty, providing a cozy and comfortable retreat. Nearby, you'll find the Meramec Spring Trout Hatchery, state lands, wineries, and the expansive Mark Twain National Forest, making this an exceptional opportunity for those seeking the ultimate country lifestyle with the conveniences of nearby amenities.



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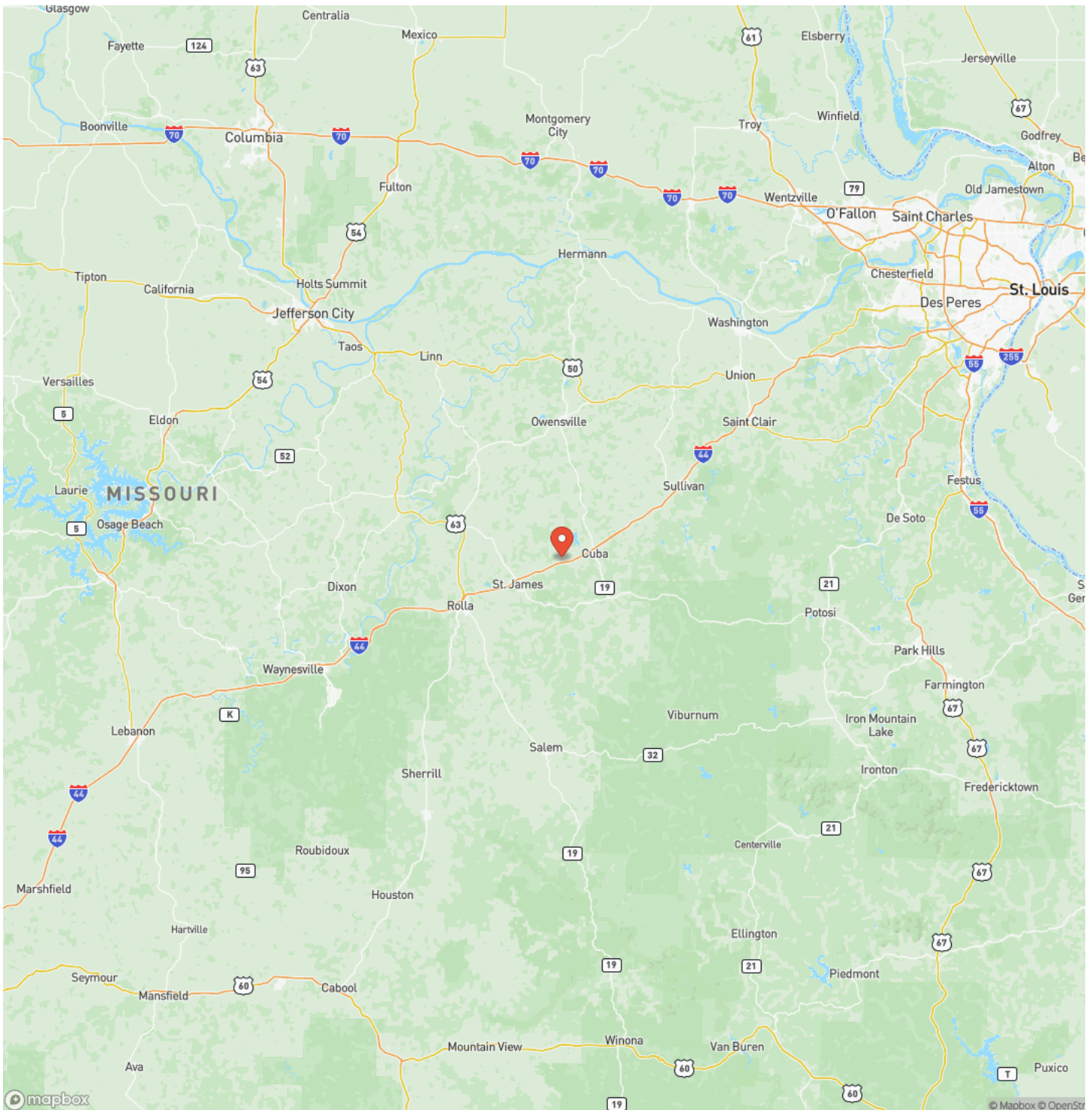


## Locator Map



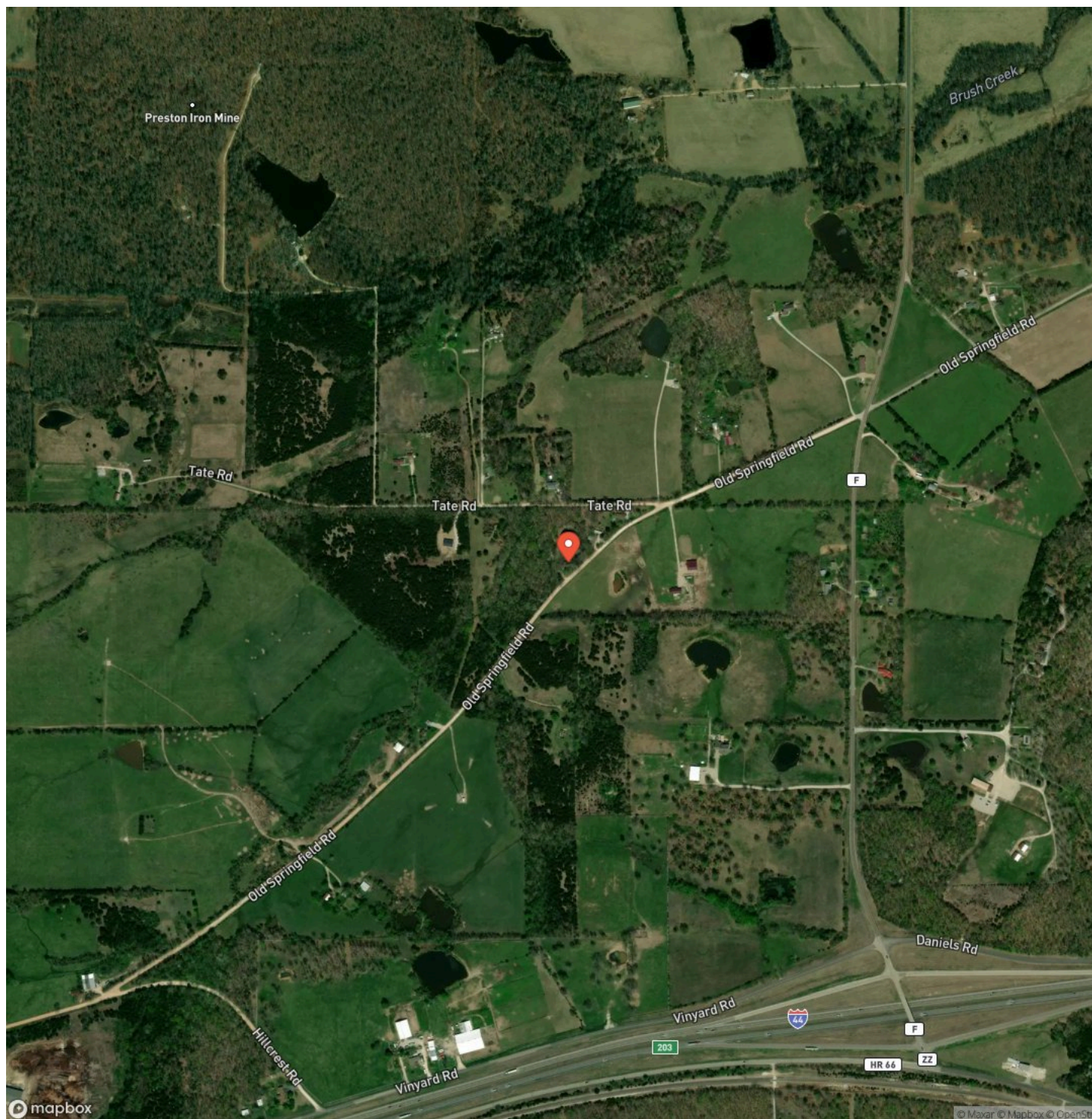


## Locator Map





## Satellite Map



## Brush Creek at Old Springfield Cuba, MO / Crawford County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

D.W. Hindman

## Mobile

(314) 486-3500

## Office

(855) 289-3478

## Email

dwlivingthedream@gmail.com

## Address

515 S Franklin

## City / State / Zip

Cuba, MO 63005

## NOTES





## This image shows a blank 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.



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

## **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.





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**Living The Dream Outdoor Properties**

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Leasburg, MO 65535

(855) 289-3478

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