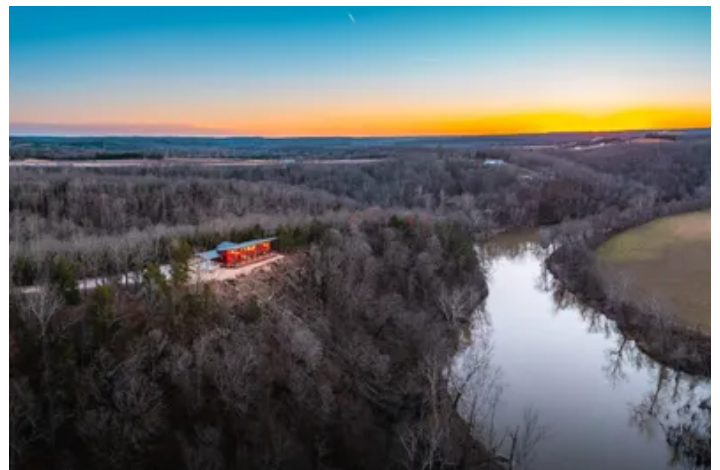


The River's Edge
29985 Utica Drive
Richland, MO 65556

\$630,000
13± Acres
Laclede County



The River's Edge
Richland, MO / Laclede County

SUMMARY

Address

29985 Utica Drive

City, State Zip

Richland, MO 65556

County

Laclede County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Riverfront, Single Family

Latitude / Longitude

37.77264 / -92.421042

Dwelling Square Feet

2100

Bedrooms / Bathrooms

4 / 2

Acreage

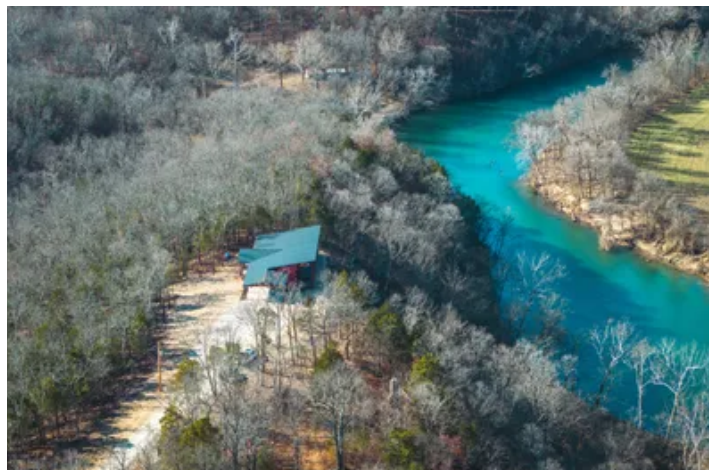
13

Price

\$630,000

Property Website

<https://livingthedreamland.com/property/the-river-s-edge-laclede-missouri/68710/>



The River's Edge

Richland, MO / Laclede County

PROPERTY DESCRIPTION

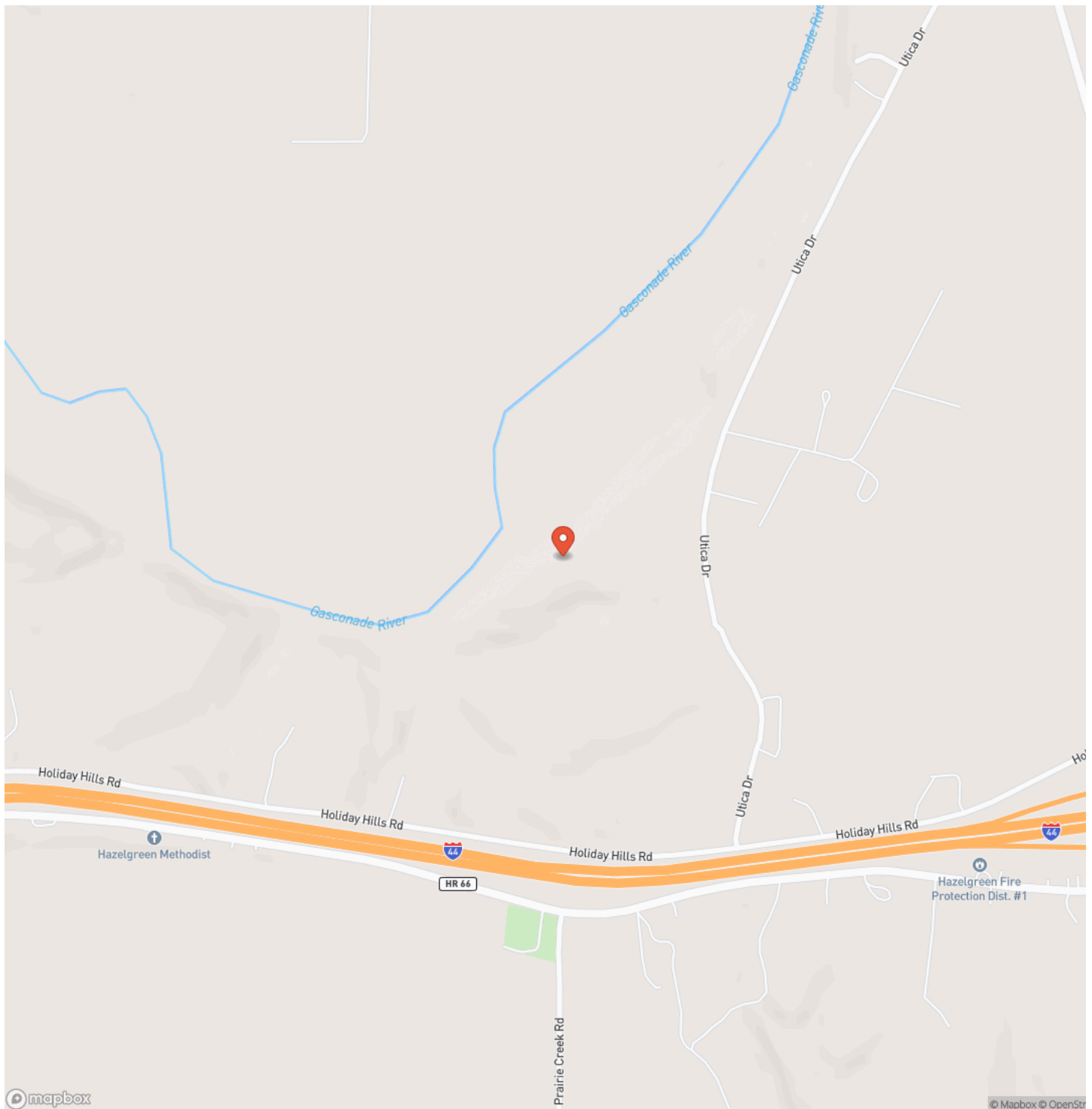
Located in Laclede County The Rivers Edge is an amazing new construction custom home sitting on 13 m/l acres with unbelievable features. This 2100 sq ft 4 bed 2 bath home checks all the boxes with a modern/rustic architectural style . The Single slope roof design gives maximum natural light and picturesque scenic views of the Gasconade river and the beautiful surrounding farmland. Live in comfort and style in this open floor plan with custom knotty alder cabinets and granite countertops, Primary suite has a large custom Onyx shower with glass wall and crafted distressed beam with bluetooth stereo lighting. Main living space features giant stone gas fireplace with a custom live edge mantle and a propane hot water heater. The wow factor of this home is the over 1,500 sq ft of outdoor entertainment space overlooking the unbelievable valley views of the Gasconade river. Enjoy the views of nature as Eagles soar and mallard ducks fly up and down the water way. Deer and turkey can be viewed crossing the driveway almost daily. For the hikers a game trail leads down to the waters edge, or you can access a primitive boat ramp down a gravel drive that has a deeded easement for river use shared between neighboring properties. Property is agent owned.



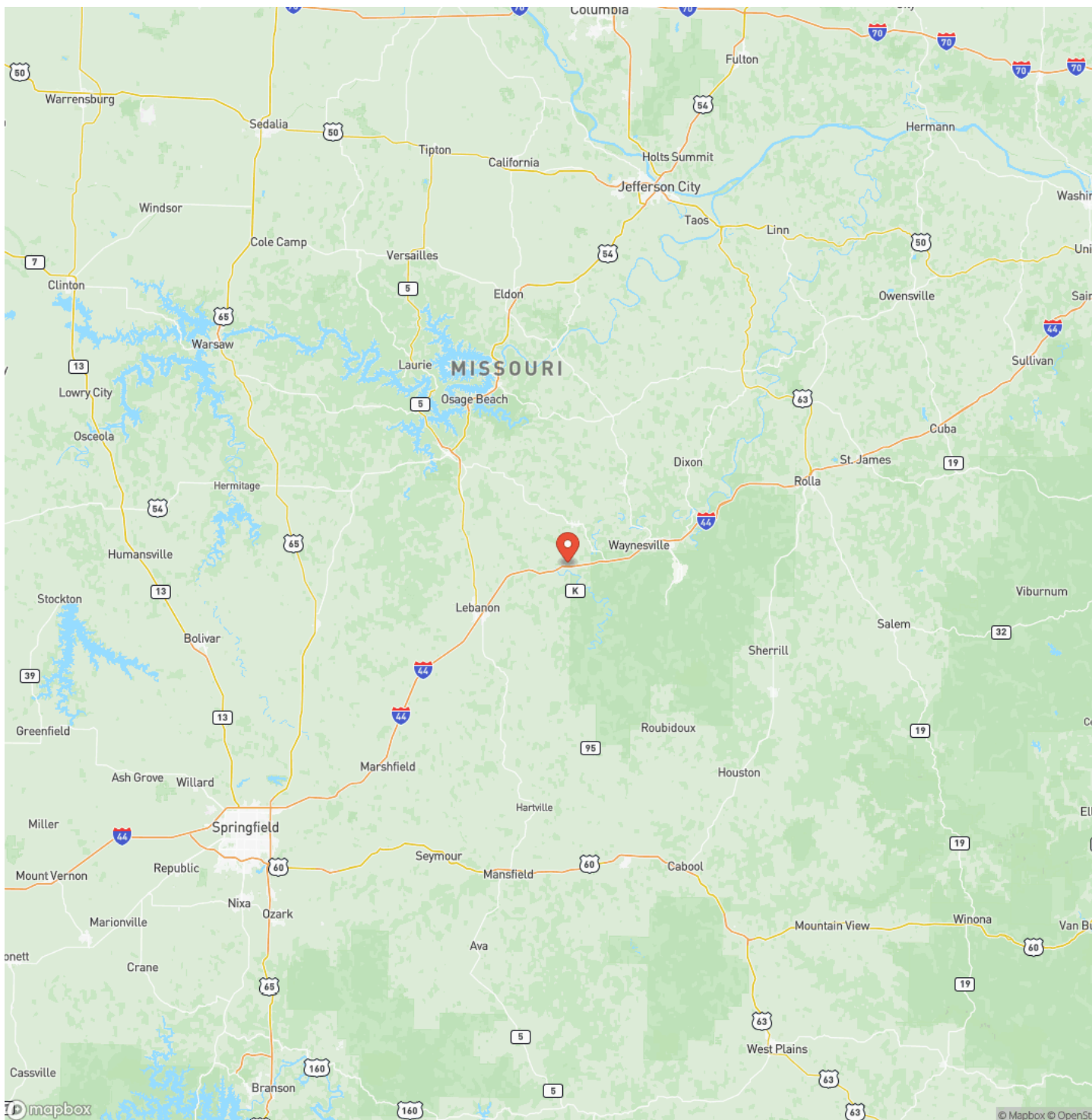
The River's Edge
Richland, MO / Laclede County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Browning

Mobile

(417) 260-5176

Office

(855) 289-3478

Email

jwbrowning92@gmail.com

Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

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.

[illegible]

<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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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