

**Maries River Meadow**  
161 Mikes Trail  
Koeltztown, MO 65048

**\$2,120,000**  
416.770± Acres  
Osage County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



**Maries River Meadow**  
**Koeltztown, MO / Osage County**

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**SUMMARY**

**Address**

161 Mikes Trail

**City, State Zip**

Koeltztown, MO 65048

**County**

Osage County

**Type**

Recreational Land

**Latitude / Longitude**

38.367379 / -91.991638

**Taxes (Annually)**

440

**Dwelling Square Feet**

912

**Bedrooms / Bathrooms**

4 / 1

**Acreage**

416.770

**Price**

\$2,120,000

**Property Website**

<https://livingthedreamland.com/property/maries-river-meadow-osage-missouri/35788/>



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## Maries River Meadow Koeltztown, MO / Osage County

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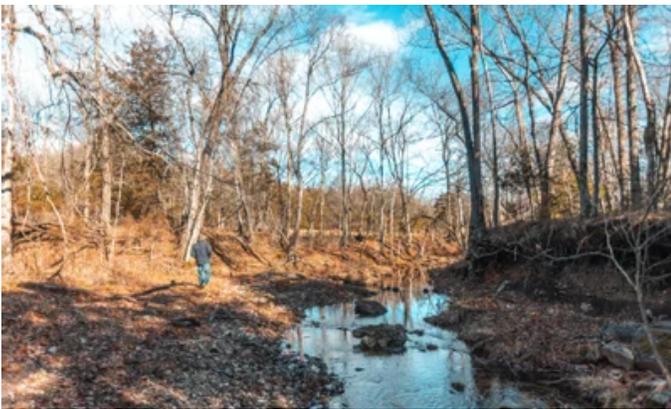
### **PROPERTY DESCRIPTION**

Extremely rare opportunity on this 416 +/- acre farm bordering the Maries River in Osage County, MO. The Maries is well known for smallmouth bass fishing and kayak/canoe floating. The 1920s farm house overlooks part of the 26.5 Acres of tillable ground currently in pasture/hay production. An additional 70 acres of creek bottom and ridge field provide some excellent soil as well and bring the total open acreage to roughly 100 acres. The farm setting consists of a large 40x90 shop with concrete floors, large sliding doors, walk-in cooler, and electricity as well as a beautiful old red sided, tradition barn. A hoop building is located on the ridge field above the house perfect for hay storage. The farm has produced some impressive deer over the years primarily due to the proximity to the river and the thick timber that mature bucks prefer for bedding. There is no shortage of turkeys in the area as the farm has some great turkey habitat as well. Additional items include over a dozen ponds and one field offering target shooting out to 700 yards.



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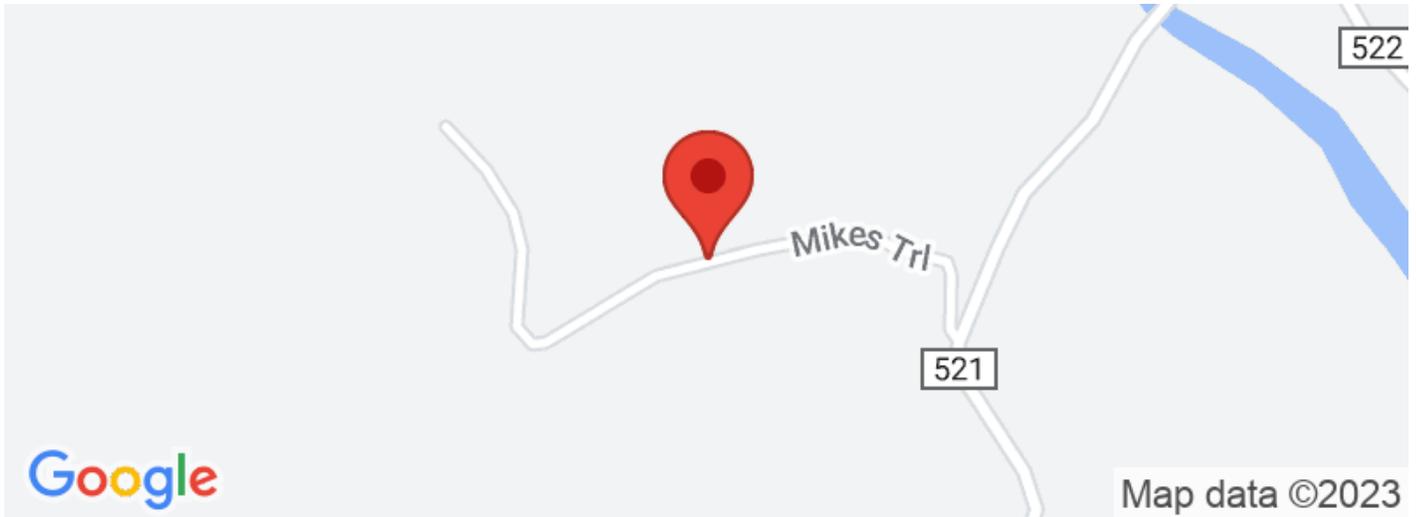
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## Locator Maps



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



## Aerial Maps



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Koeltztown, MO / Osage County**

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**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

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**NOTES**

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## **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**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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