

J Bar 7 Ranch
12994 Maries Road 302
Vienna, MO 65582

\$720,000
165± Acres
Maries County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



J Bar 7 Ranch
Vienna, MO / Maries County

SUMMARY

Address

12994 Maries Road 302

City, State Zip

Vienna, MO 65582

County

Maries County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

38.2624 / -91.8977

Taxes (Annually)

1126

Dwelling Square Feet

4400

Bedrooms / Bathrooms

6 / 2

Acreage

165

Price

\$720,000

Property Website

<https://livingthedreamland.com/property/j-bar-7-ranch-maries-missouri/38552/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



J Bar 7 Ranch
Vienna, MO / Maries County

PROPERTY DESCRIPTION

This amazing, well-maintained 165ac ranch has a good mix of timber & pasture land. The timber land is well managed for both timber production and wildlife. You will find lots of deer, turkey and small game. Both deer & turkey often visit the yard. The pasture land is currently being used for hay with records kept for each field. The pastures are fenced & cross-fenced for rotational grazing & the perimeter of the property has very good fencing. The pasture has heated waterers, making it great for horses or cattle. There is a nice corral plus a barn with 2 stalls. Plenty of room for storage. The lean-to has additional space and even an enclosed chicken coop. The homestead has apple, peach & walnut trees, blackberry bushes & a large garden. The custom 4400sqft home which features 6beds, 2baths was taken down to the studs in 1997 and completely rebuilt. There is a 2car detached garage with large workshop or storage area. Just 5miles from a public boat ramp to the Gasconade River.

MORE INFO ONLINE:

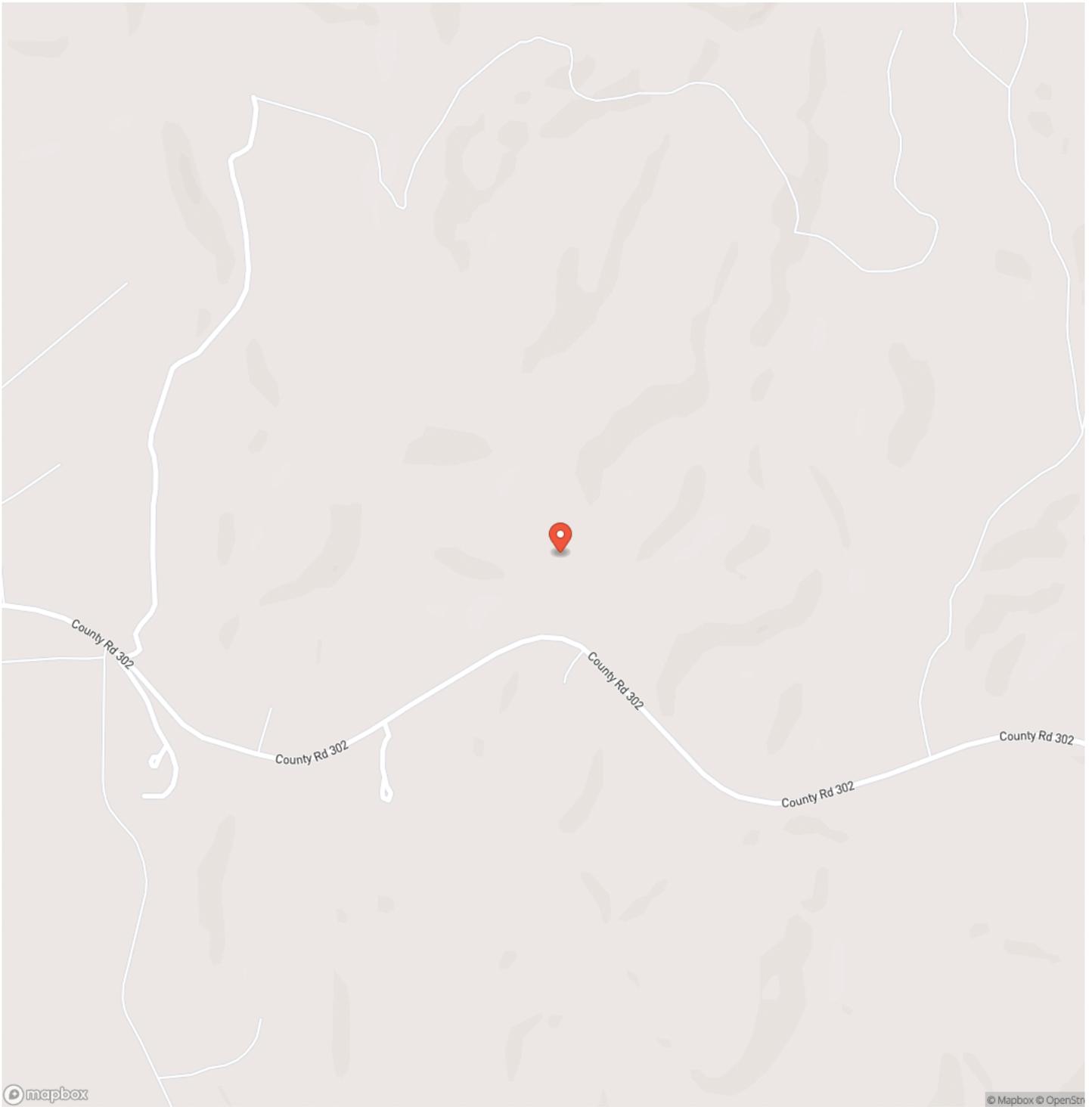
<https://livingthedreamland.com/>



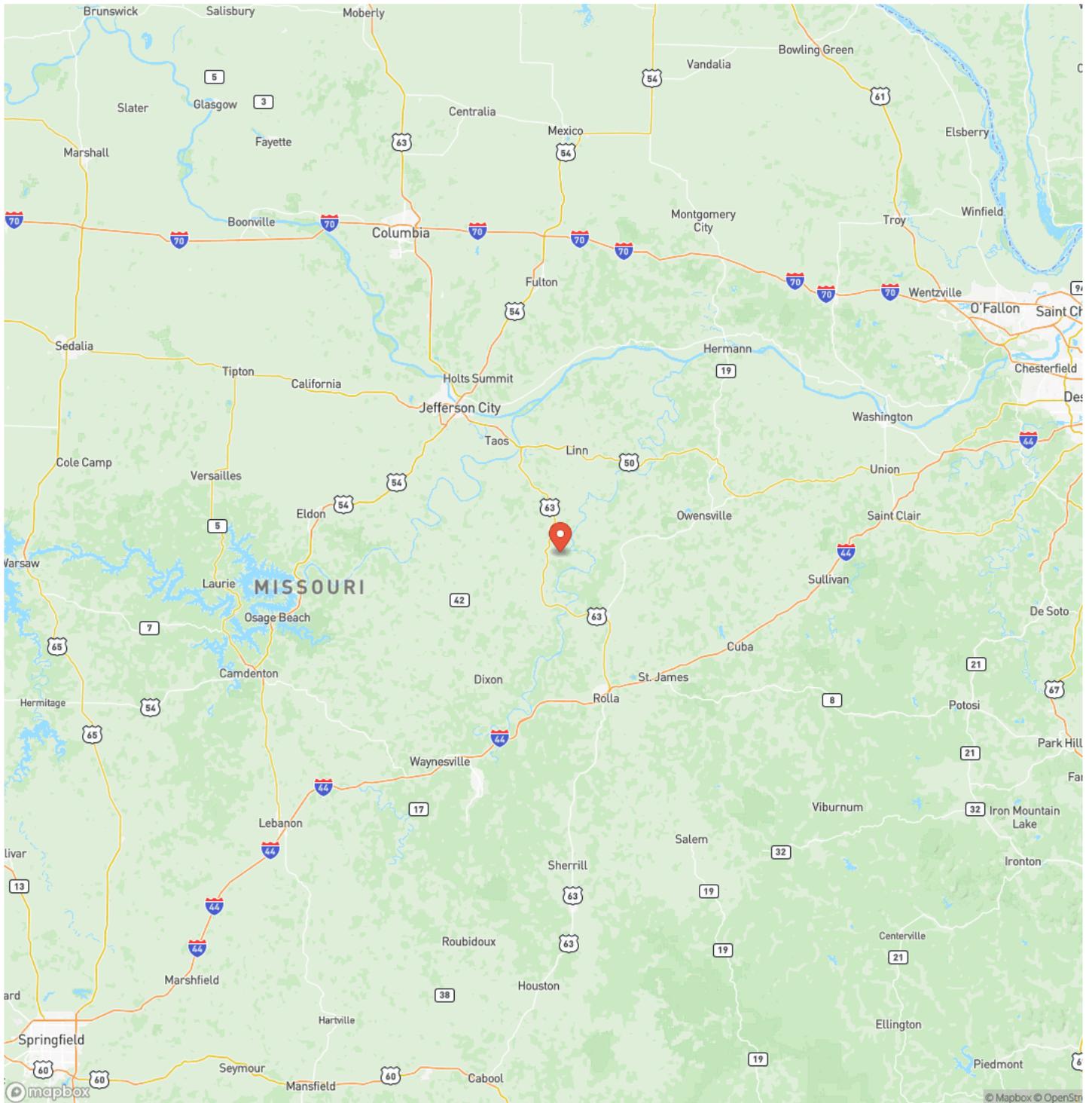
J Bar 7 Ranch
Vienna, MO / Maries County



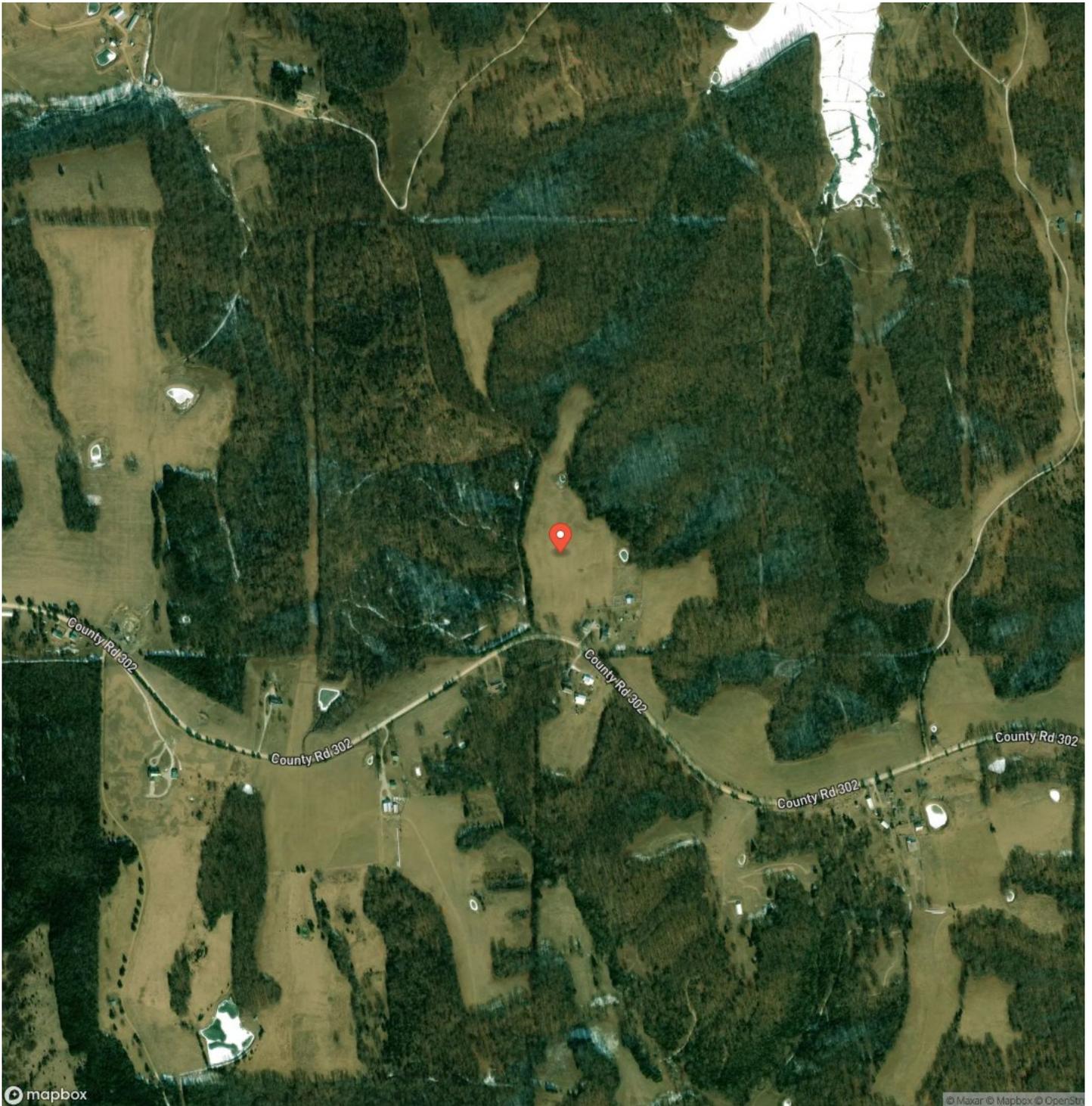
Locator Map



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.

MORE INFO ONLINE:

<https://livingthedreamland.com/>



Living The Dream Outdoor Properties
100 Chesterfield Parkway
Chesterfield, MO 63005
(855) 289-3478
<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

