

Custom Cabin at the Brush Creek
31085 County Road 346-A
Mountain Grove, MO 65711

\$875,000
200± Acres
Douglas County



**Custom Cabin at the Brush Creek
Mountain Grove, MO / Douglas County**

SUMMARY

Address

31085 County Road 346-A

City, State Zip

Mountain Grove, MO 65711

County

Douglas County

Type

Farms, Residential Property

Latitude / Longitude

36.8141 / -92.3483

Taxes (Annually)

542

Dwelling Square Feet

969

Bedrooms / Bathrooms

2 / 1

Acreage

200

Price

\$875,000

Property Website

<https://livingthedreamland.com/property/custom-cabin-at-the-brush-creek-douglas-missouri/60115/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Custom Cabin at the Brush Creek Mountain Grove, MO / Douglas County

PROPERTY DESCRIPTION

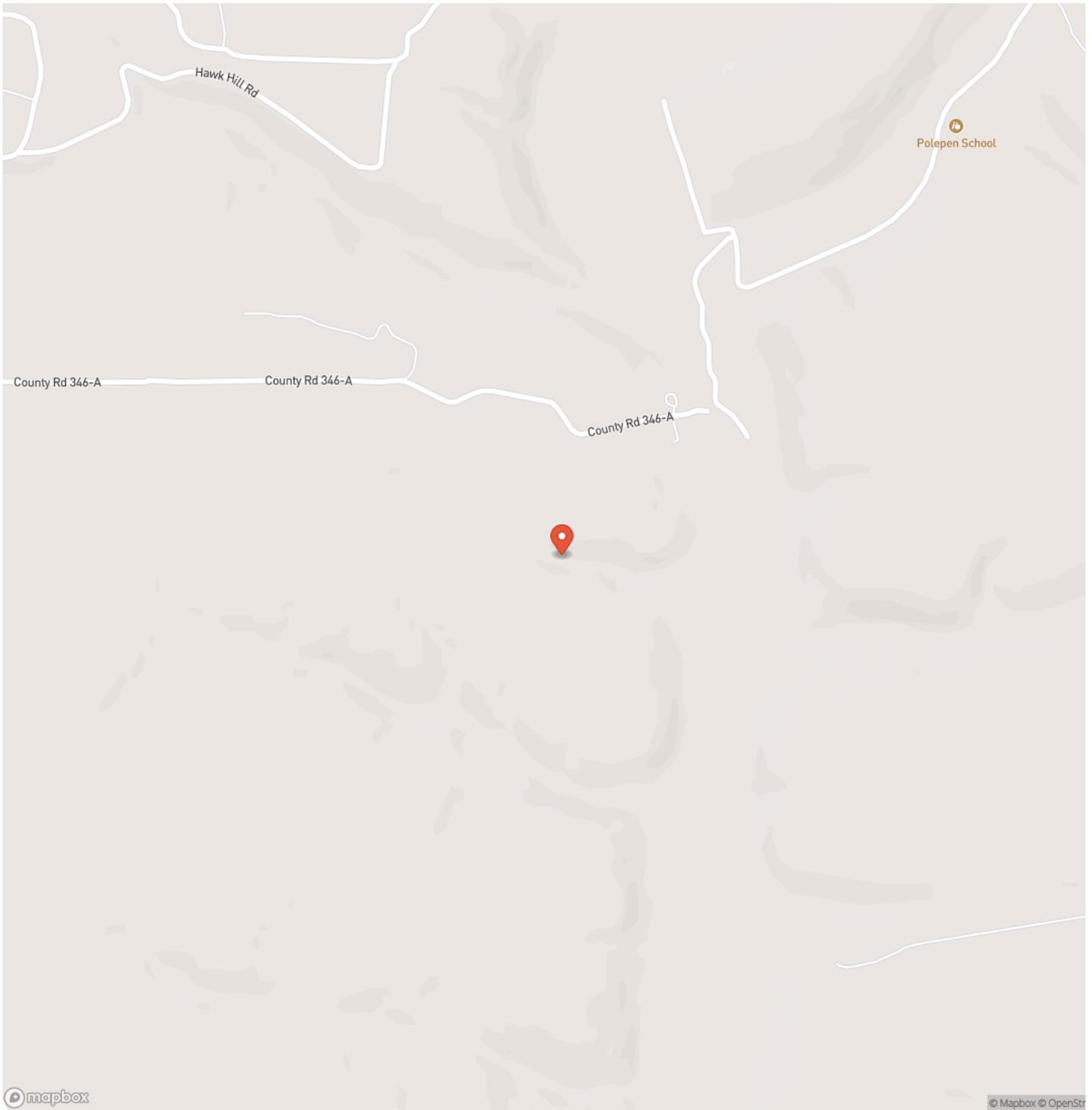
Welcome to your secluded paradise where Brush Creek meanders throughout a stunning 200-acre property in Douglas County, MO. This picturesque retreat features a custom cabin crafted from refinished barn wood, offering a rustic and charming aesthetic. The cabin includes a cozy layout with an additional loft area for extra space and a storm shelter attached to the cabin for added safety and peace of mind. The property boasts about 20 acres of open fields, ideal for food plots and hay production for livestock. This makes it a perfect spot for deer and turkey hunting, with abundant wildlife including turkeys that roost across the creek and fly down into the property. Brush Creek itself offers a haven for fishing enthusiasts with smallmouth bass, and the clear waters are perfect for swimming. A charming gravel bar on the property provides an excellent spot for side-by-side rides and gravel bar picnics. This cozy custom cabin is truly a slice of heaven in God's country, offering a unique blend of rustic charm and natural beauty. Whether you're seeking a serene getaway or a hunting haven, this property has it all.



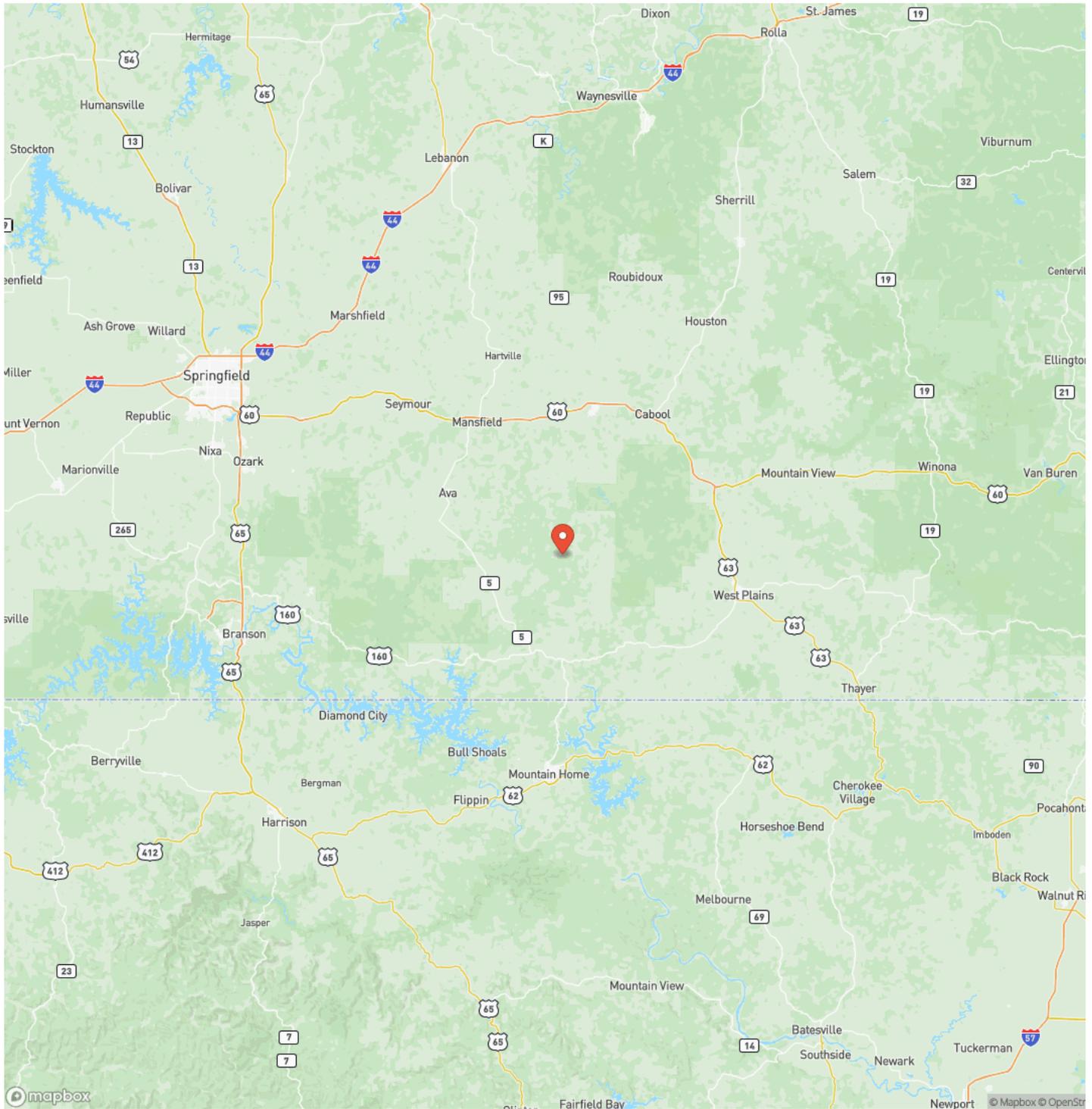
Custom Cabin at the Brush Creek
Mountain Grove, MO / Douglas County



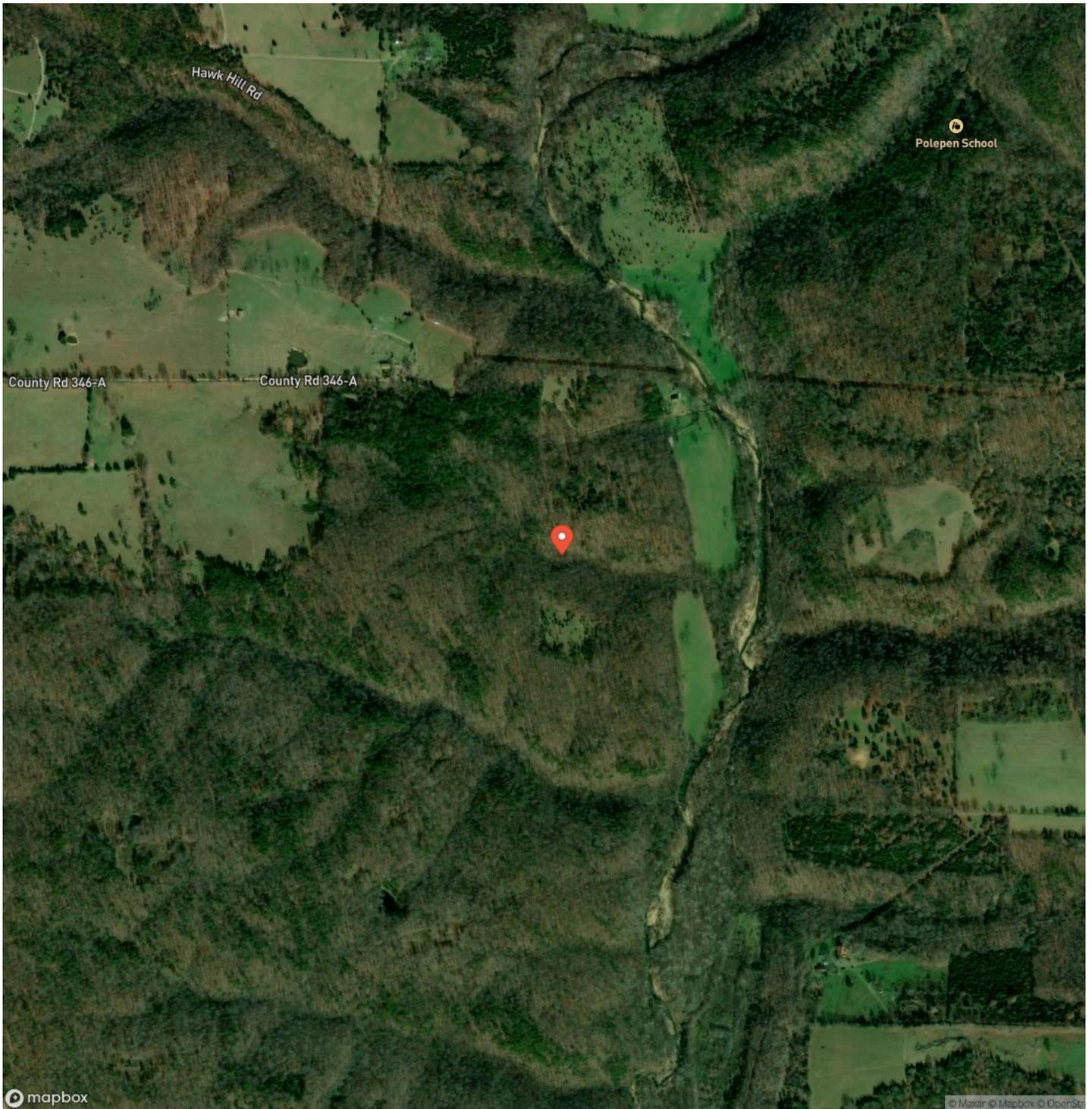
Locator Map



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/>

