

7068 Highway 76

1.50 Acres

McDonald County, MO

\$225,000



HAYDEN  OUTDOORS®

7068 Highway 76

TOTAL ACRES:

1.50

PRICE:

\$225,000

COUNTY:

McDonald County

CLOSEST TOWN:

Anderson, MO

Land Details:

Address: 7068 W State Highway 76,
Anderson, Missouri 64831, USA

Closest Town: Anderson, MO

Total Acres: 1.50

Building Details

Homes: 1

Style of Home(s): Manufactured

Finished Sq. Ft.: 2280

Bedrooms: 4

Full Bathrooms: 2

Basement: None

Cooling Systems:

- Forced Air Cooling

Heating Systems:

- Fireplace
- Forced Air

Property Summary

7068 Highway 76 is a 4 Bedroom/2Bathroom home featuring new cabinets and counters in 2022, flooring replaced in 2022, 2 living spaces, a fireplace, and constant pressure well pump system. Sitting on 1.5 +/- acres just minutes from Elk River and a short 10 miles from Grand Lake the location of the property is excellent for a fishing enthusiast. 30 minutes to Northwest Arkansas and 15 minutes to Grove, OK.

Land

7068 Highway 76 is a 1.5 +/- acre tract that gently slopes away from Highway 76.

Improvements

The 4 Bedroom / 2 Bathroom home is a manufactured home that had had new floors, cabinets, and countertops installed in 2022. The homes layout includes a living room, family room with a fireplace, and large walk in pantry.

Recreation

Located just 10 minutes away in Northeast Oklahoma is Grand Lake. Grand lake is known for its excellent bass, crappie, catfish, and paddlefish fishing .Being in close proximity to Northwest Arkansas offers a lot of unique recreational opportunities within a 35 minutes drive. NWA is known for its extensive mountain bike trails, golf courses, lakes, and dining.

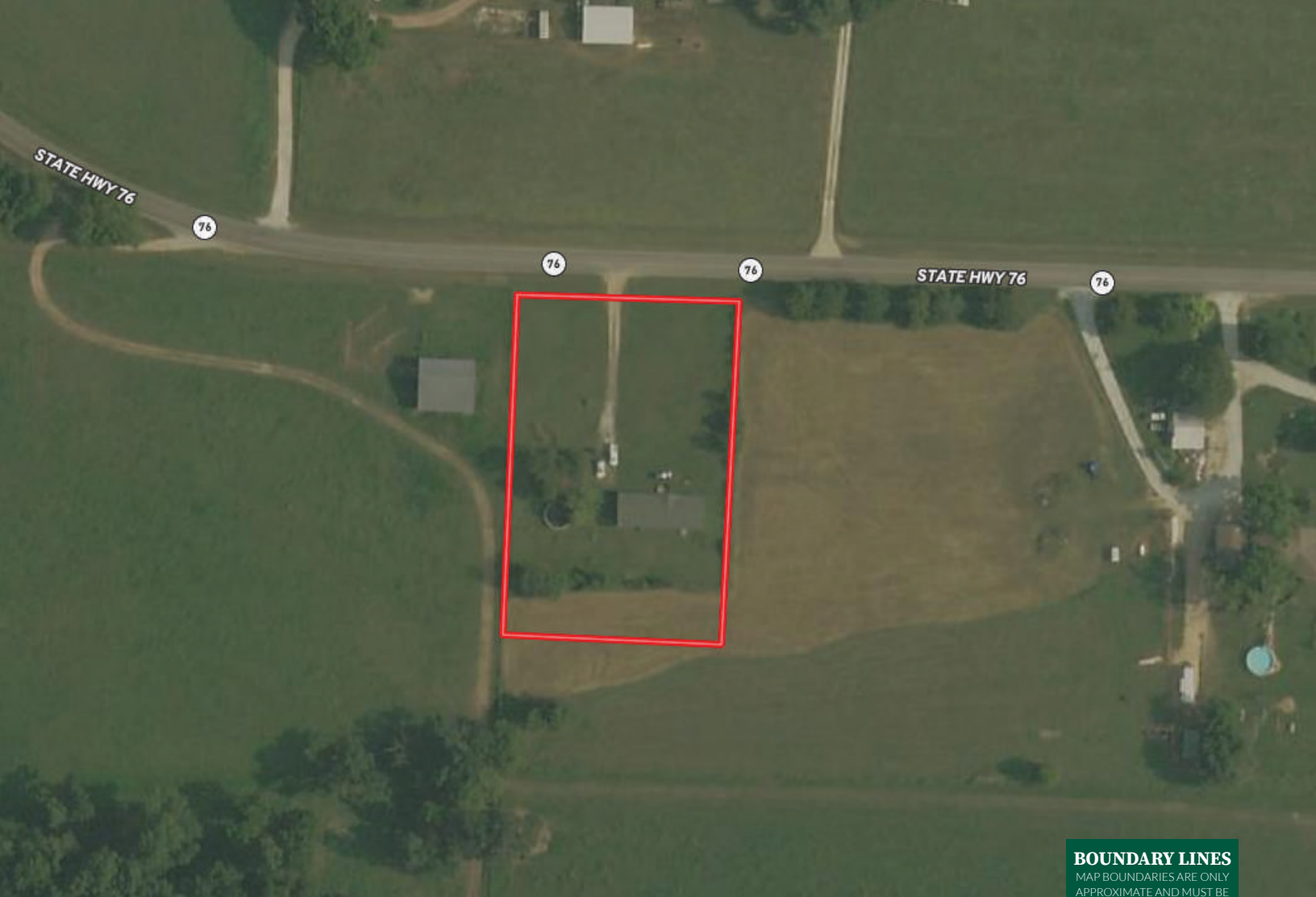
Region & Climate

The climate is warm and temperate. Over the course of the year, the temperature typically varies from 28°F to 89°F. Rainfall can occur year round, even in the driest month there is likely to be precipitation. The average annual the rainfall is approximately 43 inches.



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Boundary



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