

# James Valley

47.44 Acres

Howell County, MO

\$489,000



HAYDEN  OUTDOORS.



# James Valley

TOTAL ACRES:

47.44

PRICE:

\$489,000

COUNTY:

Howell County

CLOSEST TOWN:

Mountain View, MO

## Activities & Amenities:

ATV/Off Road  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
House/Cabin  
Hunting - Predator/Varmint  
Hunting - Turkey  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Timber

## Land Details:

Address: 2100 St Rt Hwy 17, Mountain View, Missouri 65548, USA  
Total Acres: 47.44  
Deeded Acres: 0.00  
Leased Acres: 0.00  
Estimated Taxes: \$717.01 - 2023  
Source of lot size: Unknown

## Building Details:

Homes: 1  
Style of Home(s): Single Level  
Price per sq. ft.: 1620  
Bedrooms: 3  
Full Bathrooms: 1  
Basement: None  
Parking Types: Detached  
Garage, Carport, Driveway  
Outbuildings: 3  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air, Wood Stove

## About This Property

James Valley is located in Howell County, Missouri just two miles outside of Mountain View. This three beds and one bath home sets on 47.44 acres with paved road access, with multiple out buildings, and close to town make up just some of the features.

## Land

James Valley located just outside of Mountain View, Missouri is currently a high producing hay operation complete with barns on site for dry storage or equipment storage. This farm could also be utilized to graze the livestock of your choice. James Valley is mostly open ground but does have two smaller wooded areas and the farm is complete with two ponds. Paved state road access and very close to town give this place an outstanding location. Three generations of one family have lived and worked this ground and you would be hard pressed to find a place that is in better condition or higher producing than James Valley.







## Improvements

This 1620 square foot home is a 1982 build consisting of three bedroom and one bath. Mostly hardwood floors throughout the home with some tile mixed in. Two spacious living rooms one complete with a wood burning stove for efficient even heat. A 40'x8' front deck, a new 14'x10' back deck over looking the farm, new windows, propane generator for back up electricity, and a covered car port to name just a few of the features. James Valley has a metal sided 56'x30' pole barn for storage for hay to an RV. Right next to the pole barn is an additional outbuilding with additional outside storage and a 20x24 climate controlled wood shop. One of the most unique feature of the property is vintage hand crafted red barn. Most of the barn has a concrete floor, wired, and still functioning while still vintage part of history.

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