

Greasy Creek Junction

39.00 Acres | Douglas County, MO | \$399,000



HAYDEN  OUTDOORS.

Greasy Creek Junction

TOTAL ACRES:

39.00

PRICE:

\$399,000

COUNTY:

Douglas County

CLOSEST TOWN:

Cabool, MO

Features

ATV/Off Road
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber

Land Details:

Address: 93 Rr 61, Cabool,
Missouri 65689, USA
Closest Town: Cabool
Total Acres: 39.00

Building Details

Homes: 2
Style of Home(s): Ranch/Double Wide
Finished Sq. Ft.: 2804
Bedrooms: 6
Full Bathrooms: 4
Basement: None
Parking Types: Attached Garage, Carport
Outbuildings: 2

About This Property

Greasy Creek Junction is located in eastern Douglas county boasting 39+/- acres with two homes, paved road frontage, a stocked pond, open meadows, and a gorgeous stand of hardwood timber. This property sits 5 miles from the city limits of Cabool, 10 miles from Willow Springs and less than one mile from thousands of acres of Mark Twain National Forest!

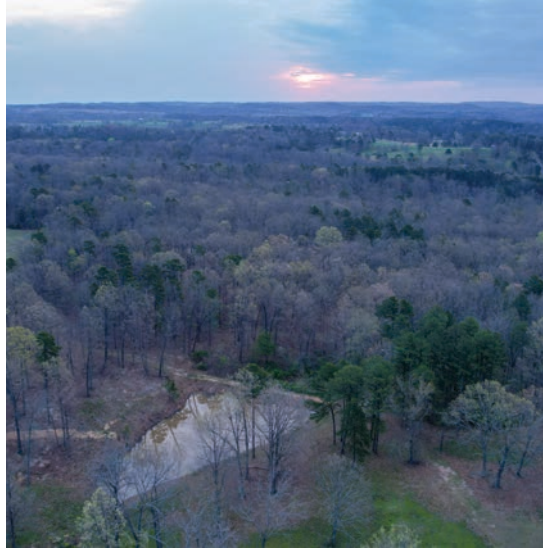
Land

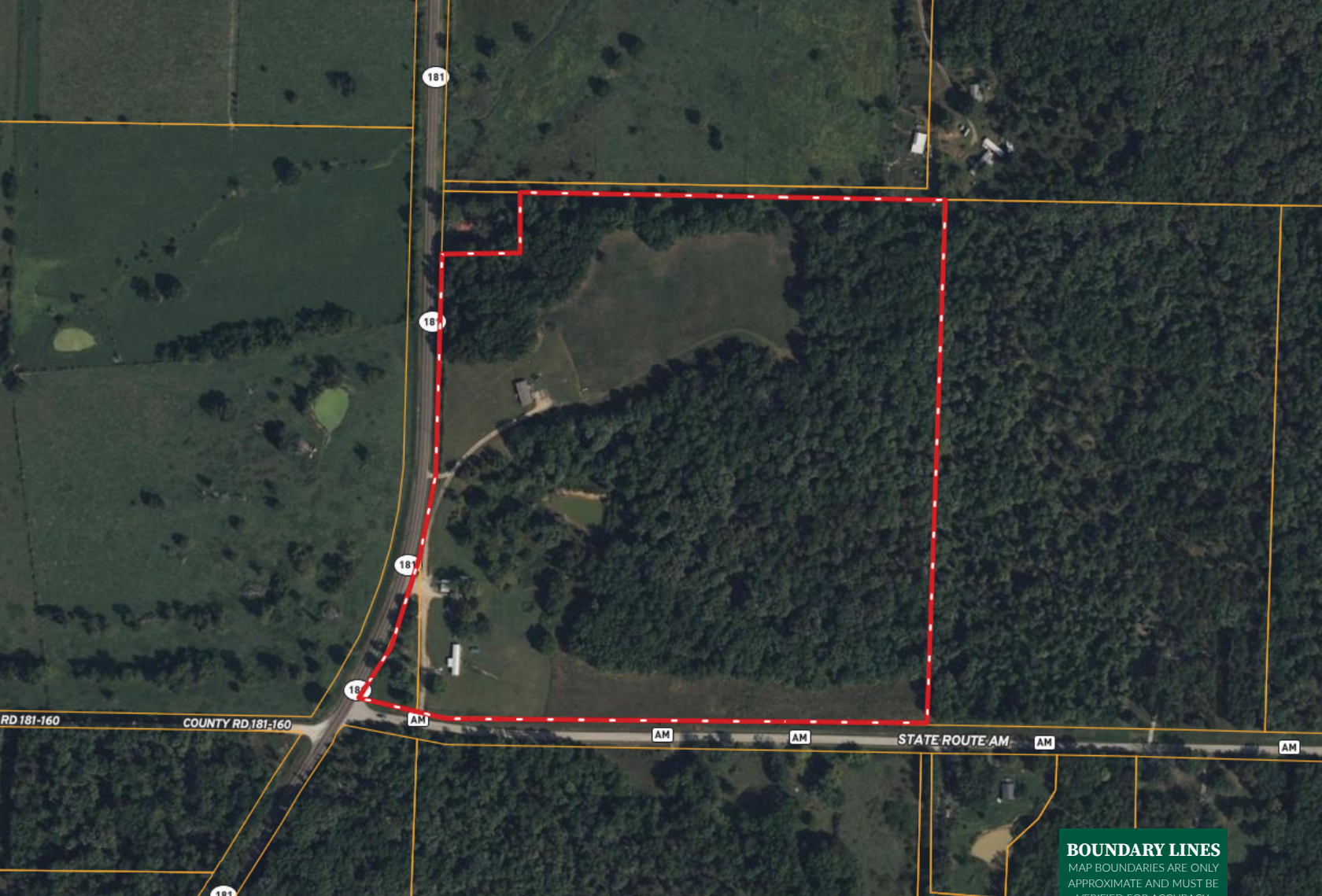
Situated at the junction of AM highway, and State Highway 181, this property has incredible location and boasts paved road frontage on 2 sides. The main house is a 2 bedroom and 2 bath home that was built in 2001. It spans 1,400 sq ft, has an open layout making the kitchen, living room, and dining rooms feel extremely spacious. Attached to the home is a 14×28 carport and just adjacent is a detached carport and a 20×24 insulated shop building. The shop has power and a garage door opener.

The 2nd home is a 2020 double wide offering 4 bedrooms, 2 baths, 1,404 sq ft, and has its own newly drilled well. The back deck overlooks a large meadow and faces the East making it an ideal location for drinking coffee and watching the sunrise. Both homes have their own power meters, wells, and waste water lagoons.

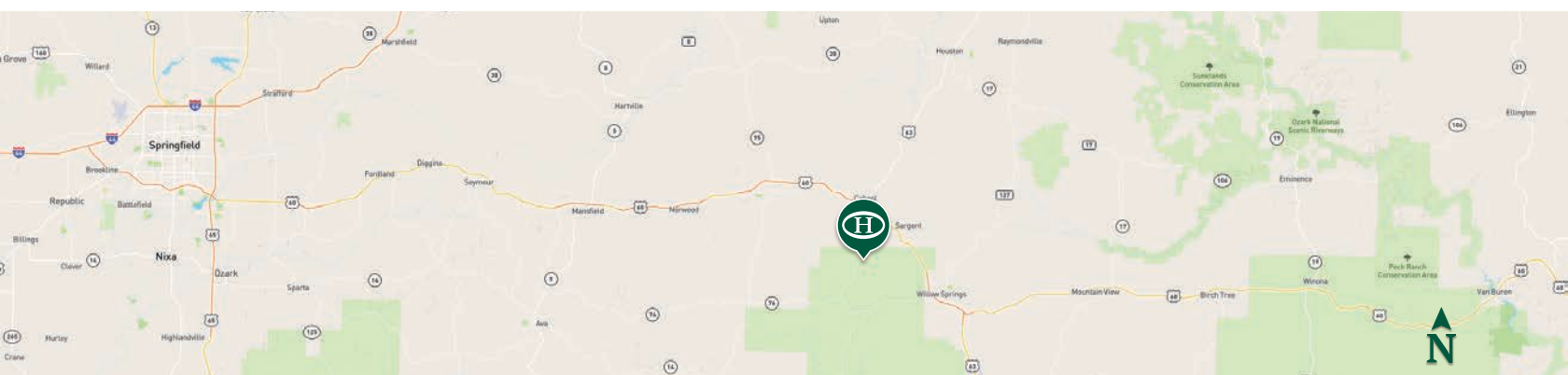
The land offers 39+/- acres of open ground as well as beautiful hardwood timber. There is an abundance of mature white and red oaks as well as walnut trees and gorgeous dogwoods. In the past, Greasy Creek Junction has mostly been used as residential land and recreation but with a little bit of fencing could be easily utilized for raising livestock. Call the listing agent today for a private showing of this gorgeous southern MO property.

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 Boundary






HAYDEN OUTDOORS.




FARM, RANCH & RECREATIONAL REAL ESTATE



Scott Foster

 Salesperson,
Licensed in MO
 ScottFoster@HaydenOutdoors.com
 417.331.1364

Jeff Lovan

 Salesperson,
Licensed in AR, IA, MO & KS
 JeffLovan@HaydenOutdoors.com
 417.252.1463

