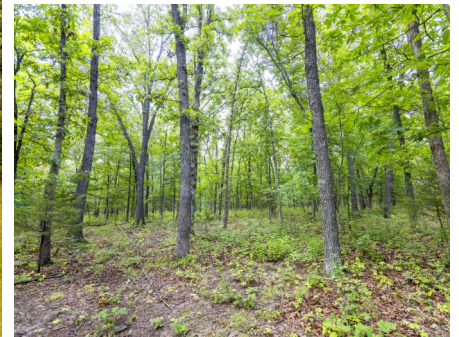




T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

31± Acre Heavily Timbered Tract with Home for Sale - Hickory County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:
 20191 County Road 190
 Wheatland, MO 65779

PRICE: \$199,000
ACRES: 31
COUNTY: Hickory

PROPERTY HIGHLIGHTS:

- 31± acres
- 3 bed 1 bath house
- 2 car detached garage
- Situated very close to Pomme De Terre Lake
- Heavily Timbered
- Very Secluded
- Multiple Stand Site
- 2 hours from Kansas City

PROPERTY DESCRIPTION:

Welcome to the stunning property in Hickory County, MO, conveniently located near Wheatland. This captivating land encompasses approximately 31± acres, offering a perfect blend of natural beauty, endless recreational opportunities, and a cozy residence.

The centerpiece of this property is a charming 3-bedroom, 1-bathroom house with an unfinished basement. The house features an open floor plan, providing a spacious and inviting atmosphere. With its thoughtful layout, the home offers a comfortable and practical living space for residents to enjoy.

In addition to the main house, the property boasts a 2-car detached garage, ensuring ample space for parking and storage. A convenient storage shed is also available, providing a versatile area to keep outdoor equipment, tools, or other belongings.



PRESENTED BY:

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Nature enthusiasts and avid hunters will appreciate the excellent hunting and recreational opportunities this land offers. The mature hardwoods that grace the property create a picturesque setting and provide a natural habitat for a variety of wildlife. Embrace the tranquil surroundings and embark on outdoor adventures right in your own backyard.

Situated near Pomme de Terre Lake, residents of this property will have easy access to water-based activities such as fishing, boating, and swimming. Additionally, the renowned Lucas Oil Speedway is just a short distance away, offering thrilling motorsport events for racing enthusiasts.

For those seeking additional amenities and attractions, the property is conveniently located approximately 40 miles from Camdenton and the famous Lake of the Ozarks, and under 2 hours from Kansas City, Columbia, and Springfield. This popular destination provides an array of recreational opportunities, dining establishments, shopping centers, and entertainment options for all ages.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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