



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

Home and Shop Building on 8± Acres for Sale - Hickory County

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



PROPERTY ADDRESS:

14784 Hwy B
Wheatland, MO 65779

PRICE: \$210,000

ACRES: 8±

COUNTY: Hickory

PROPERTY HIGHLIGHTS:

- 5 minutes from Wheatland
- 7.9 ± acres
- Great homestead setup
- 3 bed 2 bath w/office
- Full basement
- Central vac
- Main level laundry
- New Carrier HVAC
- Sun room
- Shop w/bathroom 36'x 60'
- Additional acreage available

PROPERTY DESCRIPTION:

Homestead setup Just five minutes from Wheatland, Missouri, this 7.9 ± acre hobby farm offers The A property boasts extensive frontage along the paved State Highway B along with County roads on two other sides, ensuring easy access. A 36' x 60' shop is already in place, featuring drive-through doors on either side for easy access. It also includes a bathroom and a mix of concrete and gravel flooring, making it ideal for equipment storage, workshops, or farm operations. Whether you're looking to raise livestock or just wanting a great place to put a garden and have your very own hobby farm, this land provides the perfect setting for a thriving homestead venture.

The ranch-style home featuring approximately 1,400 square feet of comfortable living



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space, armed with three bedrooms, two bathrooms, the full basement is partially finished with one of the 3 bedrooms offering additional potential space. Also in the basement is where you will find the central vac system just behind the newer Carrier HVAC system. The two-car garage provides ample parking. Although the house is move-in-ready, it is a bit dated and could use some TLC and new flooring. This property is a fantastic opportunity for those looking to establish roots in the heart of Missouri's farmland on the outskirts of a very quaint and quiet small town.



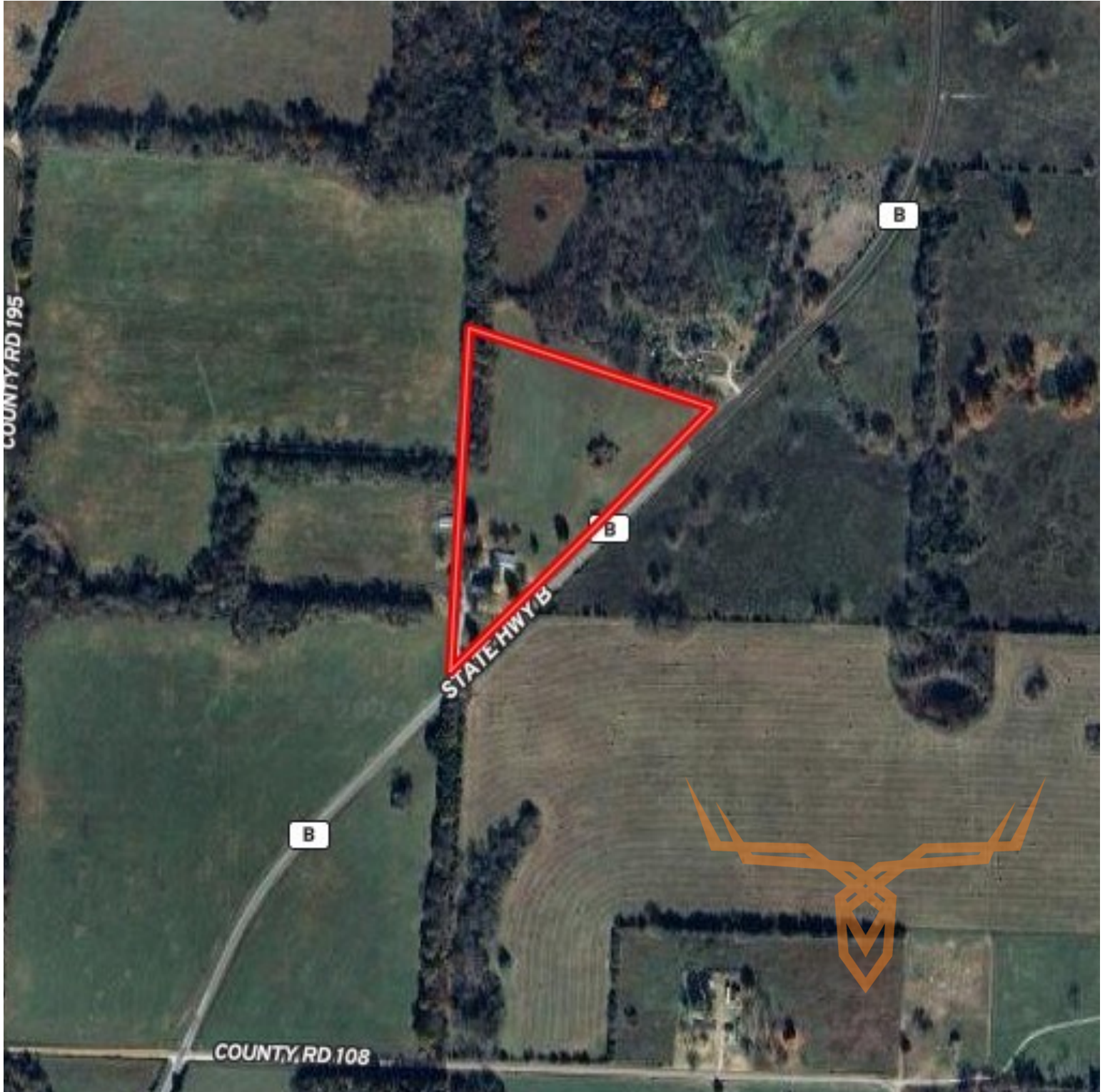
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