

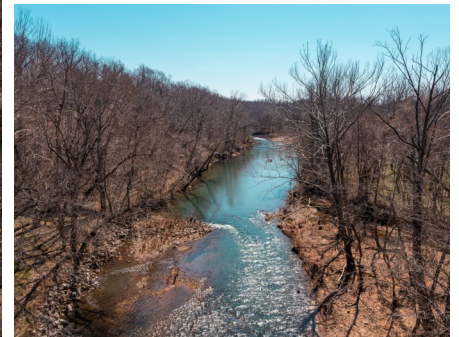


**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# Beautiful Homes on Niangua River for Sale with 7.25± Acres

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

**NEW PRICE!**



**PROPERTY ADDRESS:**

50 Highland Trail  
Long Lane, MO 65590

**PRICE:** 4599,000

**ACRES:** 7.23

**COUNTY:** Dallas

**PROPERTY HIGHLIGHTS:**

- 7.23± Acres on the Niangua River with 600± ft of River Frontage
- Beautiful 3500± Sq Ft Main Home
- Second home, two-story duplex, with lots of potential!
- 60x40 Morton Building with concrete floor and electric
- Detached 2 Car Garage
- Three sheds

**PROPERTY DESCRIPTION:**

This 7.23± acre property in Southwest, MO is an absolute gem! As you enter the gate, you can feel yourself relaxing as you hear the Niangua River. This property has 600± feet of river frontage and a very easy access point at the lower point of the property.

The main home is a beautiful 3 Bed, 4 Bath cabin-styled home. The large great room with its vaulted ceilings and tall windows let in plenty of light and offer great views of the river. Off of the large living room is a large kitchen and dining area, as well as another living room. Down the hall is the master suite with an attached office. Upstairs are 2 bedrooms and bathrooms, as well as a sitting area that could be used as another bedroom or an office. There is a detached 2 Car Garage, 2 Sheds, and a 40x60 Morton Building with a concrete floor and electric, and a 10,000 lb. vehicle lift for the car enthusiast.

Below the main house is a second home that is full of potential! It is a two-story duplex that is right on the river, it could be a great guest house or has income potential as an Airbnb/VRBO river getaway. This property could be a full-time residence or a weekend getaway.

The property is approximately 5 Miles from Buffalo, 20 Miles from Lebanon, 30 Miles from Springfield, and 70 Miles from Rolla.



**PRESENTED BY:**

**JAKE BROWN**

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Broker

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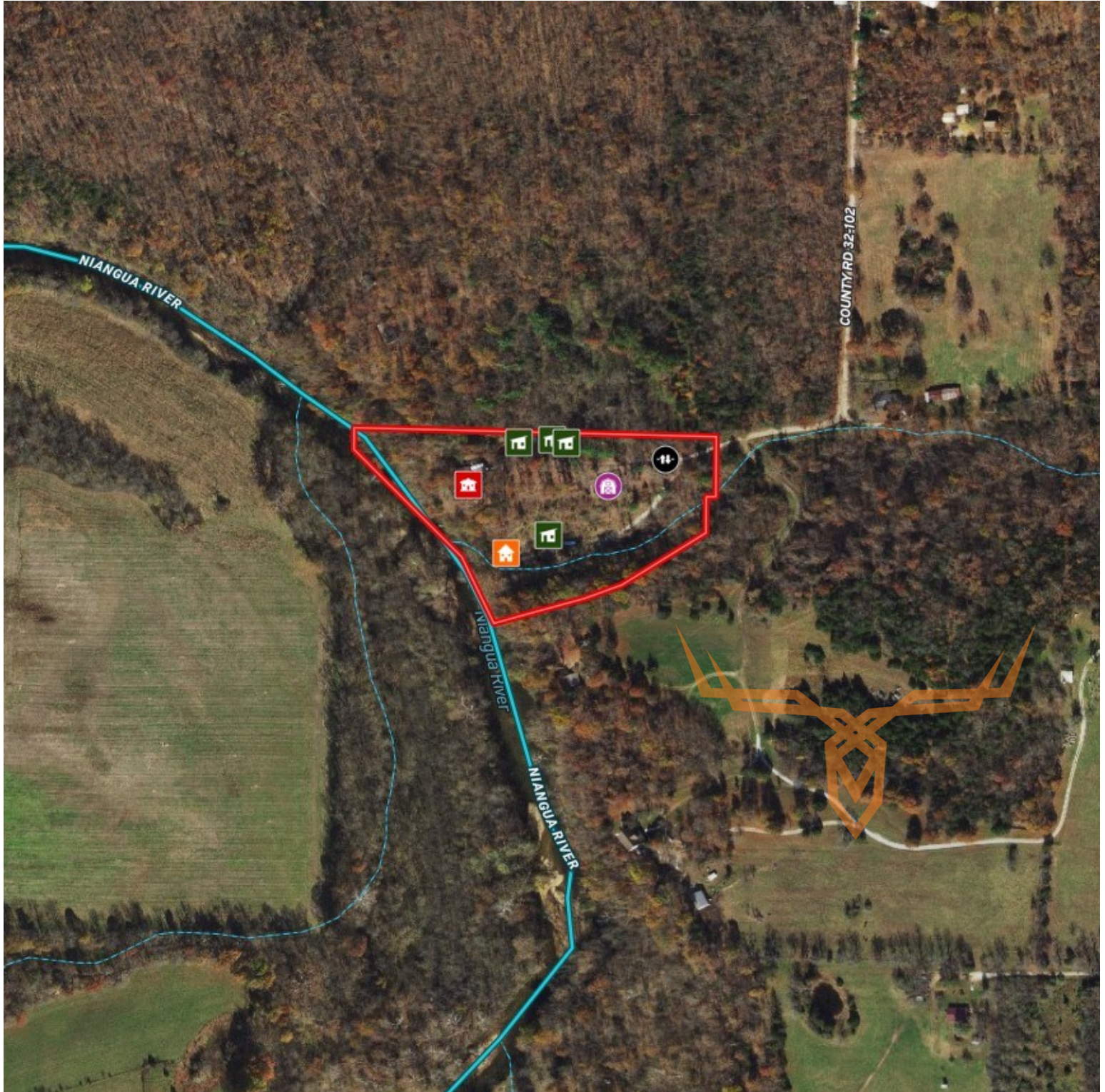
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