

Tract 1-13, 0 Highway 49, Piedmont, MO-Wayne Co.
0 Highway 49 #Tract 1-13
Piedmont, MO 63957

\$3,621,200
1,646± Acres
Wayne County



**Tract 1-13, 0 Highway 49, Piedmont, MO-Wayne Co.
Piedmont, MO / Wayne County**

SUMMARY

Address

0 Highway 49 #Tract 1-13 null

City, State Zip

Piedmont, MO 63957

County

Wayne County

Type

Recreational Land

Latitude / Longitude

37.1522 / -90.697942

Acreage

1,646

Price

\$3,621,200

Property Website

<https://rootedrea.com/property/tract-1-13-0-highway-49-piedmont-mo-wayne-co-/wayne/missouri/111724/>



**Tract 1-13, 0 Highway 49, Piedmont, MO-Wayne Co.
Piedmont, MO / Wayne County**

PROPERTY DESCRIPTION

Contact Ridge Huff at 573- 944-3702 for more information

Discover an exceptional opportunity to own approximately 1,646 +/- acres in Wayne County, Missouri. This expansive tract offers a rare combination of recreational appeal, investment potential, and future development opportunities.

The property features approximately 0.50 miles of frontage along Highway 49 and 1 mile of railroad frontage, providing excellent accessibility and visibility. A small mobile home, well, electric and 3-phase electric service are already in place, offering a functional base camp for hunting, farming, or future improvements.

The diverse landscape consists of rolling ridges, natural draws, and multiple locations with excellent potential for food plots or building sites, making this property highly attractive for wildlife management and your dream home. An established trail system provides convenient access throughout much of the acreage for ATVs, UTVs, trucks, or horseback riding.

Water features include a natural spring, pond, and wet-weather creeks that provide reliable water sources for wildlife. The property supports outstanding populations of whitetail deer, wild turkey, and other native game, making it a premier recreational destination.

With ample acreage, road frontage, utilities, and a mix of terrain, this property offers endless possibilities-from a private hunting retreat or family legacy farm to timber management, livestock operations, or long-term investment. Opportunities to purchase a contiguous tract of this size are increasingly rare.

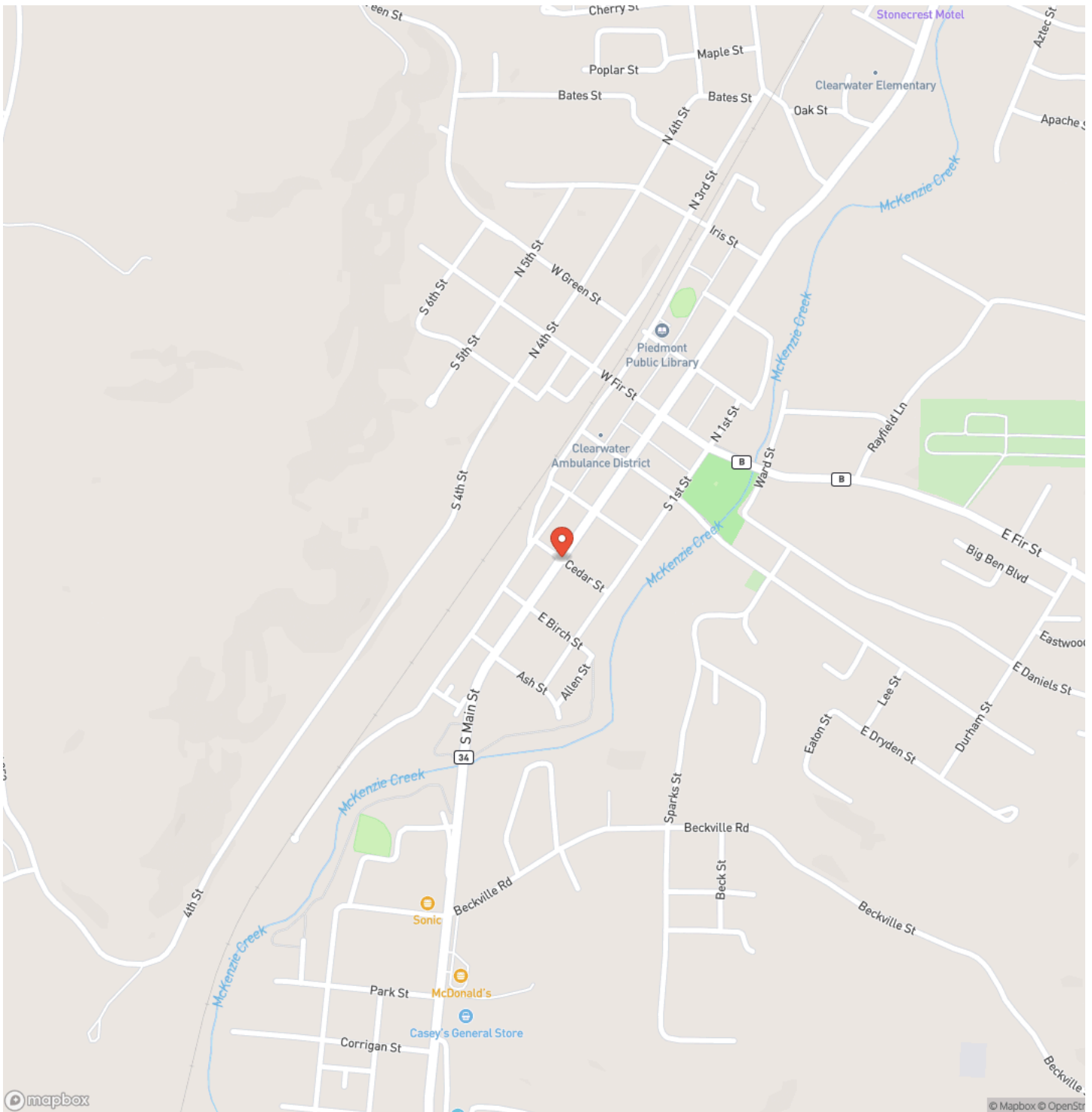
Whether you're searching for a recreational paradise, a working farm, or a generational investment, this remarkable 1,646-acre property is ready for its next owner.



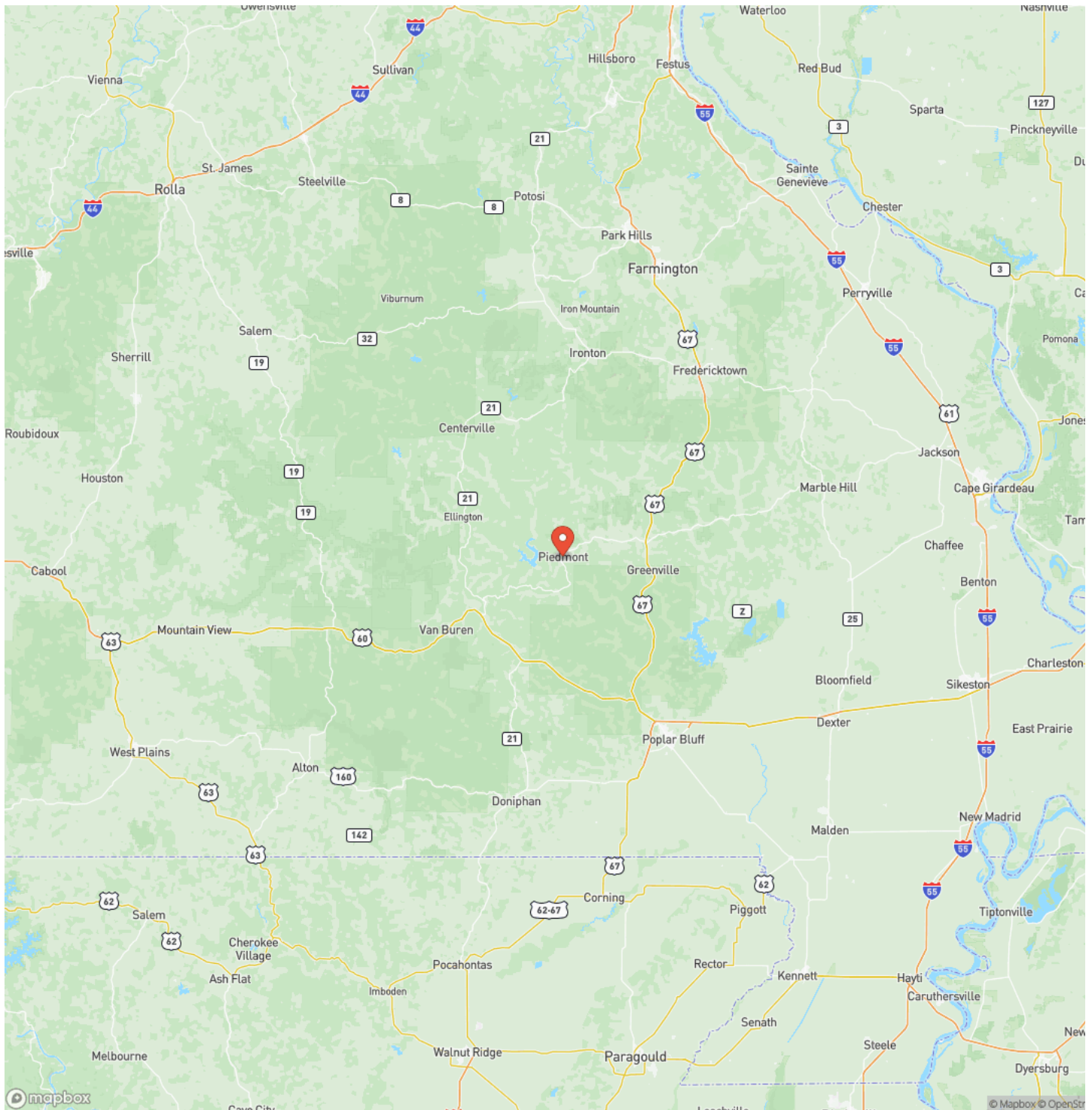
Tract 1-13, 0 Highway 49, Piedmont, MO-Wayne Co.
Piedmont, MO / Wayne County



Locator Map

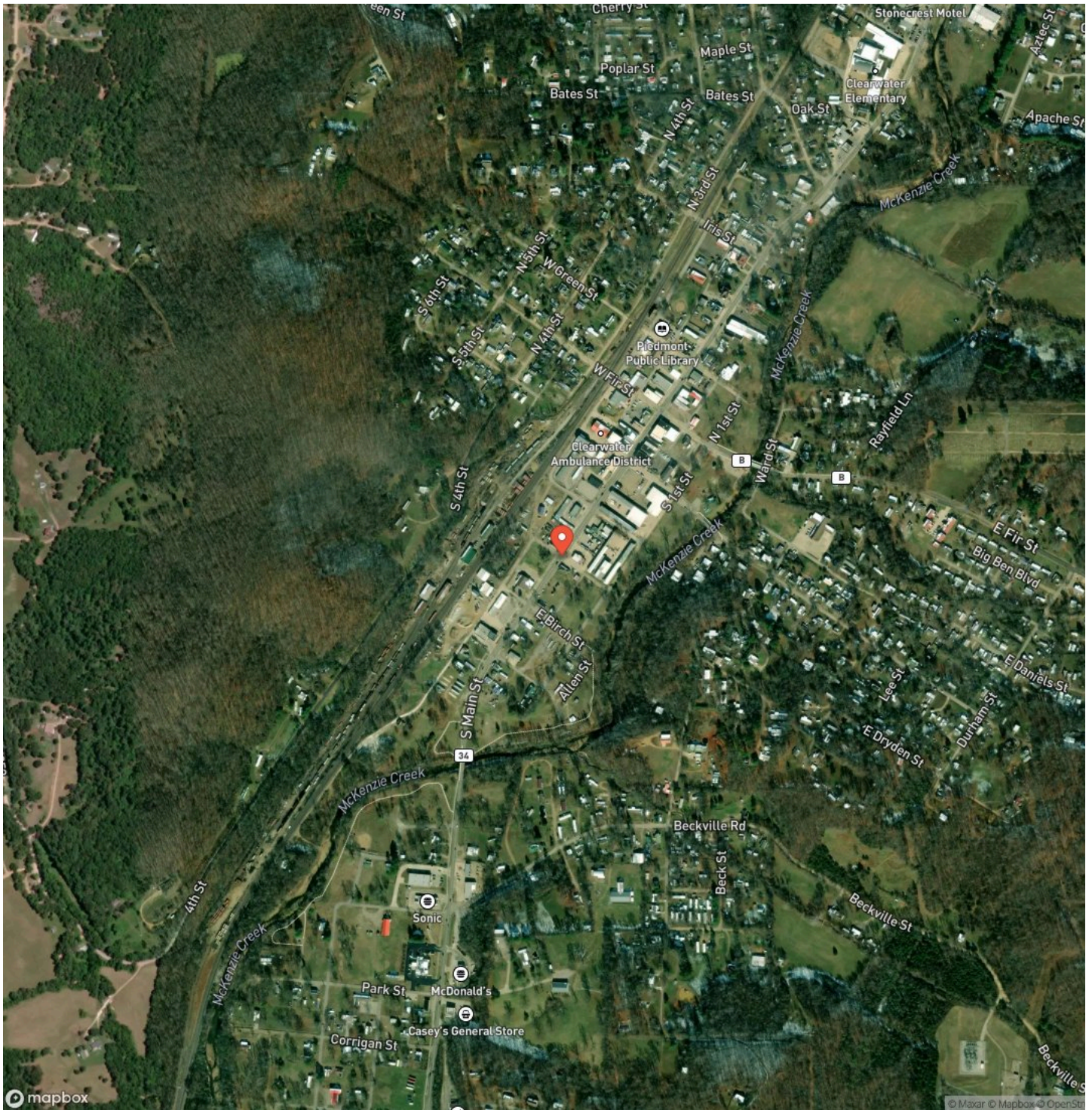


Locator Map



Piedmont, MO / Wayne County

Satellite Map



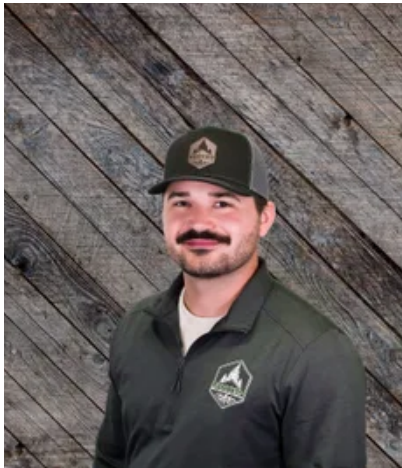
MORE INFO ONLINE:

<https://rootedrea.com/>

**Tract 1-13, 0 Highway 49, Piedmont, MO-Wayne Co.
Piedmont, MO / Wayne County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Ridge Huff

Mobile

(573) 944-3702

Email

rhuff@rootedrea.com

Address

City / State / Zip

Greenville, MO 63944

NOTES



[illegible]

<https://rootedrea.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Rooted Real Estate & Auction Co.
344 Festus Centre Dr.
Festus, MO 63028
(636) 465-0265
<https://rootedrea.com/>

