000 County Road 459A, Piedmont , MO-Wayne Co. 1.7+/- Acres
000 County Road 459A
Piedmont, MO 63957

$80,000
1.7± Acres
Wayne County







MORE INFO ONLINE:

https://rootedrea.com/

SUMMARY

Address
000 County Road 459A

City, State Zip
Piedmont, MO 63957

County
Wayne County

Type
Riverfront, Undeveloped Land

Latitude / Longitude
37.083848 / -90.712487

Acreage
1.7

Price
$80,000

Property Website
rootedrea.com







PROPERTY DESCRIPTION

Contact Ridge Huff at (573) 944-3702 .

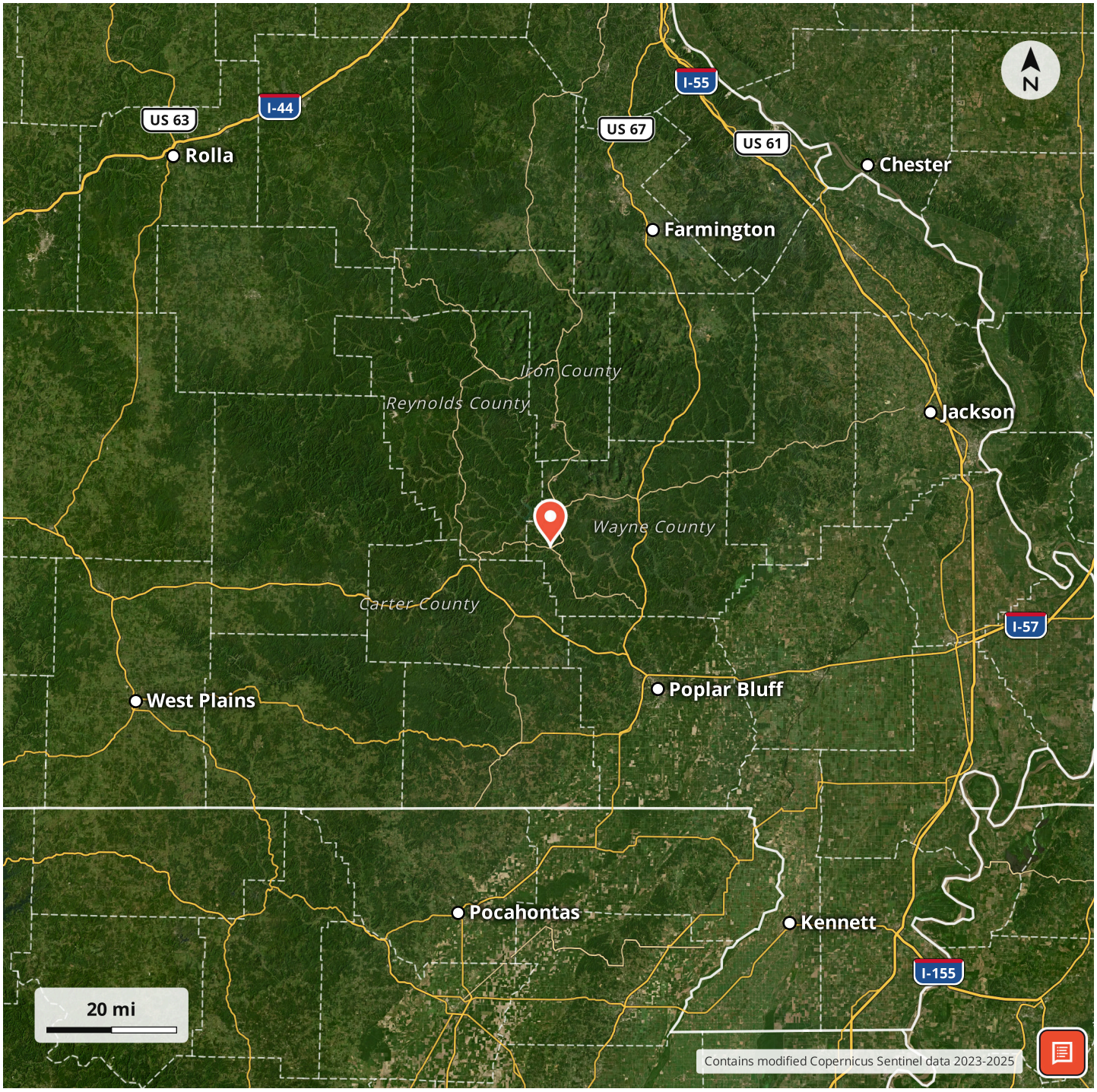
BLACK RIVER FRONTAGE! This 1.7 acre property offers an impressive 500 feet of Black River frontage with a private boat ramp for easy river access! The property features an existing house foundation, well, two septic systems, camper/RV hookup, electric on-site, and county water available. Whether you're looking to build a full-time residence or the perfect weekend getaway, this property offers a great start! Buyers could also explore the potential to develop a small riverfront campground! Located just minutes from Clearwater Lake and public hunting land, you'll enjoy endless opportunities for fishing, boating, hunting, and outdoor recreation. Riverfront opportunities like this don't come along every day! Bring your building plans, your camper, and your dreams. Schedule your showing today and start making memories on the Black River!



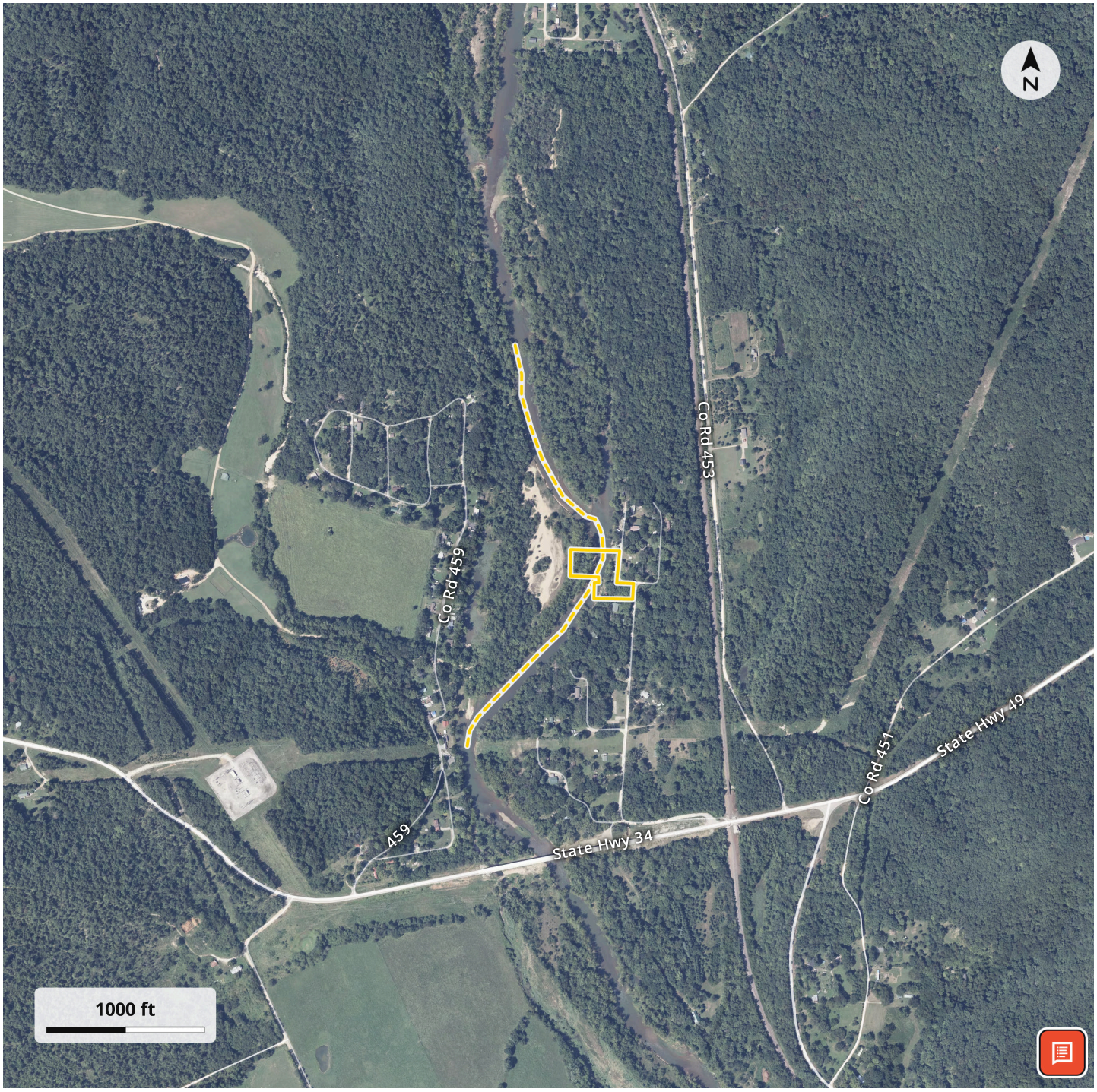





Regional Map



Locator Map

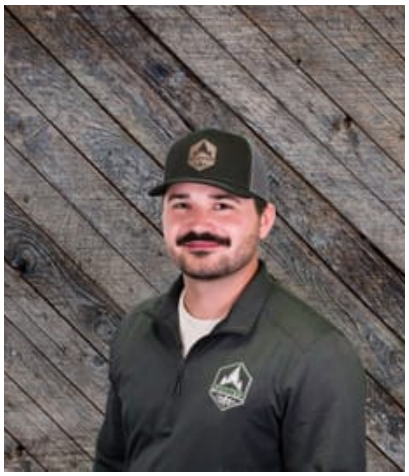

N
Co Rd 453
Co Rd 459
459
State Hwy 34
Co Rd 451
State Hwy 49
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Ridge Huff

Mobile
(573) 944-3702

Email
rhuff@rootedrea.com

City / State / Zip
Greenville, MO 63944

NOTES

NOTES

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.

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