

Bluffton Barn and Home
173 Highway 94
Rhineland, MO 65069

\$317,000
4.400± Acres
Montgomery County



Bluffton Barn and Home

Rhineland, MO / Montgomery County

SUMMARY

Address

173 Highway 94

City, State Zip

Rhineland, MO 65069

County

Montgomery County

Type

Recreational Land, Hunting Land, Residential Property

Latitude / Longitude

38.707299 / -91.624

Taxes (Annually)

581

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

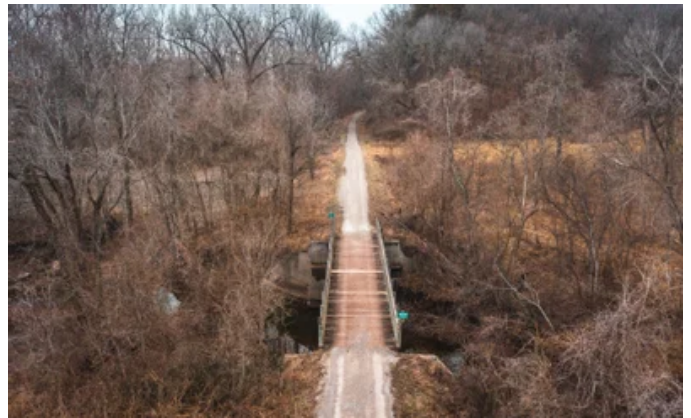
4.400

Price

\$317,000

Property Website

<https://livingthedreamland.com/property/bluffton-barn-and-home-montgomery-missouri/36776/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Bluffton Barn and Home

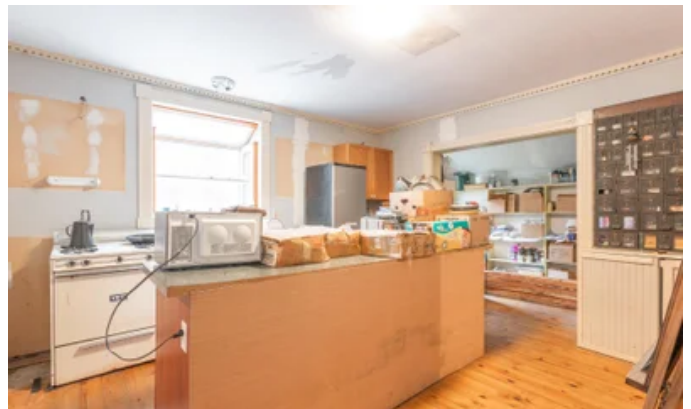
Rhineland, MO / Montgomery County

PROPERTY DESCRIPTION

This property has an amazing location! Just around the corner from the Katy Trail & the beautiful Missouri River. The 4.4ac has a barn with finished loft & finished main level with bedroom, bath and kitchen. The barn and home are currently being used as Airbnb's for bikers that want to come enjoy the area and Katy Trail. People have been coming here for years as customers to the Bluffton Barn. In addition the barn has a loft with 4beds making it the perfect place to crash after a long bike ride or hike. It also has its own bathroom. There is a 3bed 2bath house that is about 1800 sq ft that is also used for AirBnb. There is a shower house that the current seller has allowed people to use if they want to just throw up a tent instead of having the housing amenities. The property is being sold as is but would make a perfect investment for future buyers or even a fulltime residence for someone willing to give it a little TLC. The barn would be an amazing man cave or guest overflow area.



Bluffton Barn and Home
Rhineland, MO / Montgomery County



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Locator Maps



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

Mobile

(636) 373-1509

Email

hunterh09@yahoo.com

Address

100 Chesterfield Parkway

City / State / Zip

Chesterfield, MO 63005

NOTES

MORE INFO ONLINE:

<https://livingthedreamland.com/>



NOTES

[illegible]

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.



Living The Dream Outdoor Properties

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

