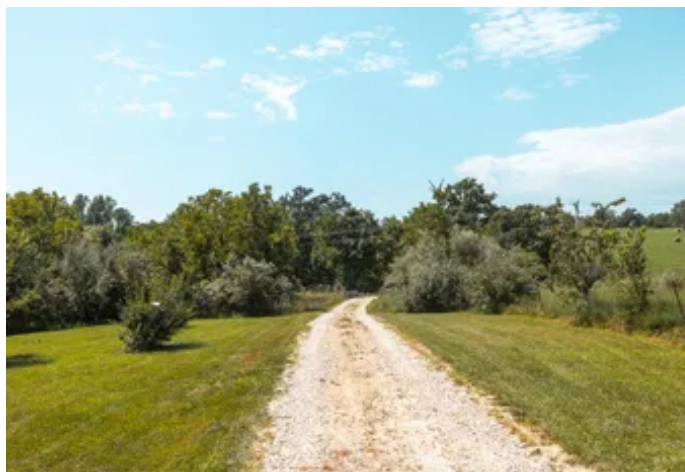


Sugar Creek 22
1164 County Road 2695
Clark, MO 65243

\$389,000
22± Acres
Randolph County



Sugar Creek 22
Clark, MO / Randolph County

SUMMARY

Address

1164 County Road 2695

City, State Zip

Clark, MO 65243

County

Randolph County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

39.289268 / -92.371449

Taxes (Annually)

1887

Dwelling Square Feet

2528

Bedrooms / Bathrooms

4 / 2.5

Acreage

22

Price

\$389,000

Property Website

<https://livingthedreamland.com/property/sugar-creek-22-randolph-missouri/44375/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Welcome to Sugar Creek 22 - Your Private Country Oasis!

Nestled on 22 sprawling acres of unspoiled countryside, it offers the quintessential rural retreat you've been dreaming of. With 4 bedrooms, 2.5 baths, and a finished walk-out basement, this home perfectly blends modern comfort and country charm. The home's layout provides ample space for family gatherings, and the finished walk-out basement is an ideal spot for recreation or relaxation by the fireplace. On the property, you'll discover a 40x40 shop equipped with a two-post 9k lift, perfect for hobbyists and those with a passion for tinkering. A 36x60 lean-to provides additional storage and shelter for your outdoor equipment. For those who dream of a self-sufficient lifestyle, Sugar Creek 22 is your canvas. Two chicken coops, an established no-till garden, and good fencing offer the opportunity to embrace the joys of backyard farming. With 22 acres at your disposal, you can truly live off the land, cultivating your own vegetables, raising chickens for fresh eggs, and enjoying a rewarding and eco-friendly lifestyle. The property is tucked away from the hustle and bustle of city life, offering a serene and peaceful environment, yet you won't be isolated. Conveniently located, you're just a short drive away from essential amenities, ensuring you can enjoy the best of both worlds. A creek meanders through the property, providing a picturesque landscape and attracting wildlife. One of the most charming features of this property is the variety of fruit trees and plants that grace the property. Imagine picking ripe mulberries, blackberries, American plums, and apples from your orchard. In summary, Sugar Creek 22 is more than a home; it's an opportunity to embrace a simpler, more sustainable way of life.

MORE INFO ONLINE:

<https://livingthedreamland.com/>

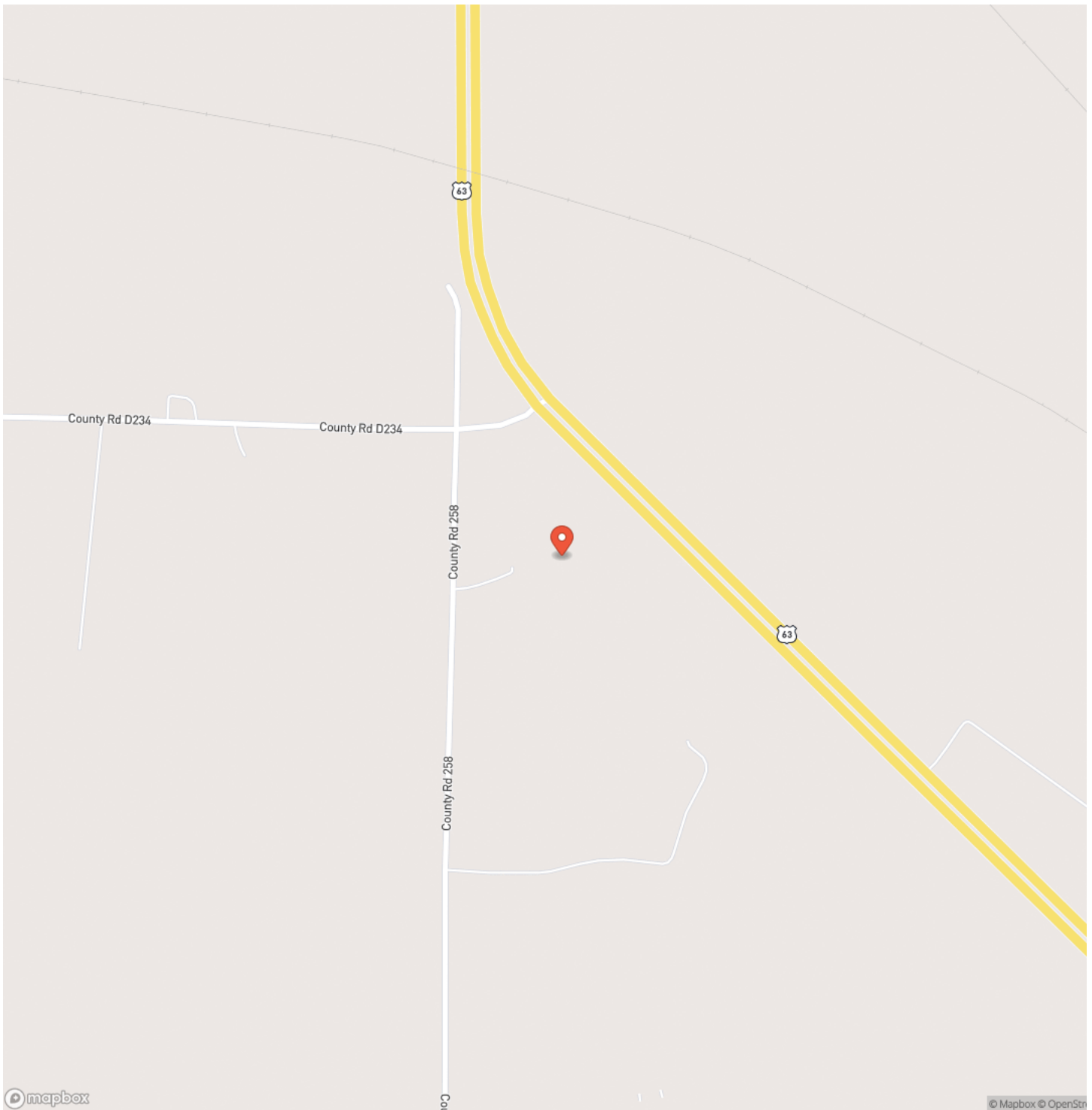




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Locator Map

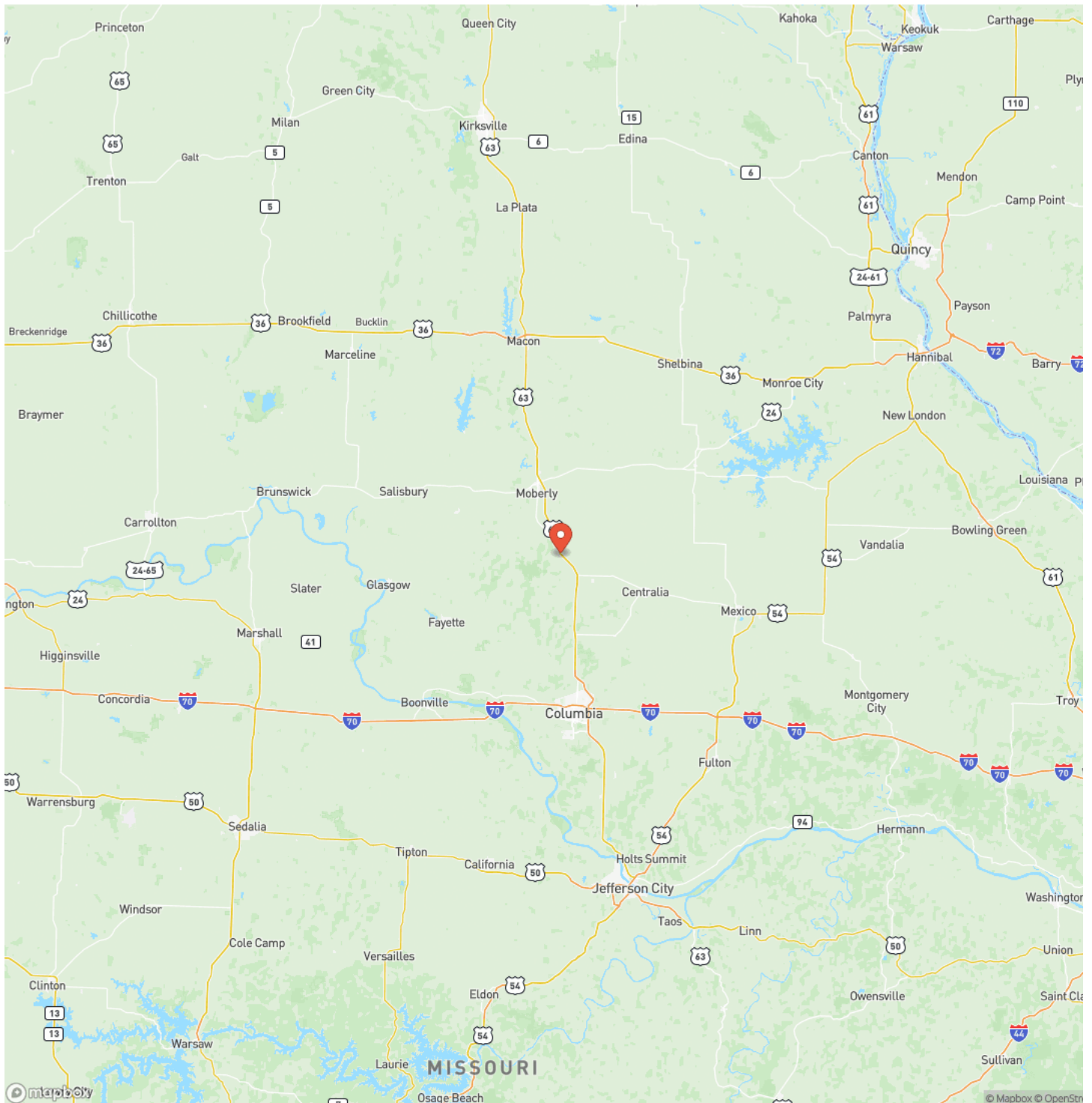


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Locator Map

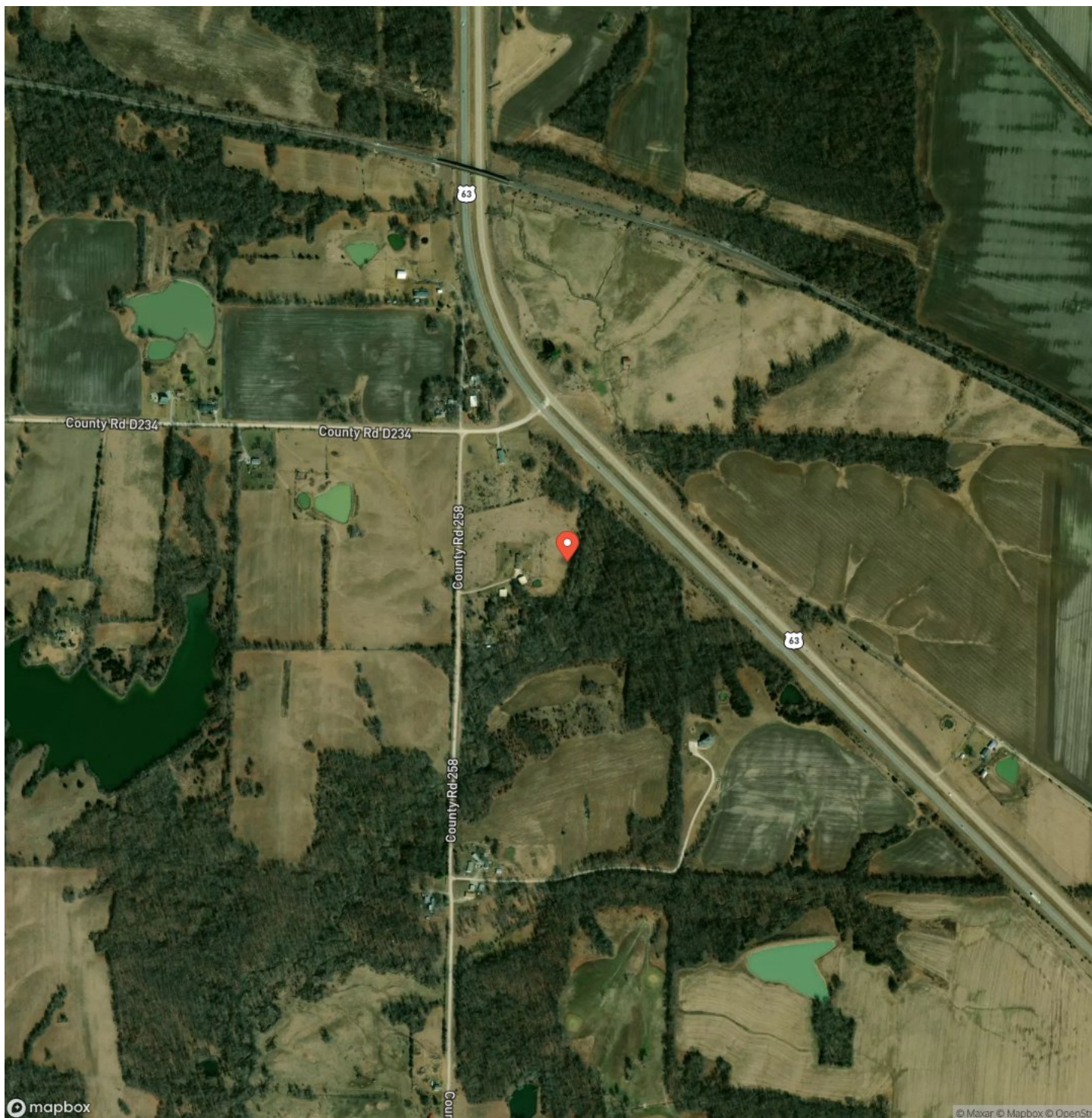


MORE INFO ONLINE:

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Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Joey Kidwell

Mobile

(573) 202-4068

Email

joey@livingthedreamland.com

Address

515 S. Franklin St.

City / State / Zip

Cuba, MO 65453

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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, 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 relation 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

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