

**Hazelnut Cottage**  
183 S Highway 17  
Summersville, MO 65571

**\$165,000**  
15± Acres  
Texas County





**Hazelnut Cottage**  
**Summersville, MO / Texas County**

---

**SUMMARY**

**Address**

183 S Highway 17

**City, State Zip**

Summersville, MO 65571

**County**

Texas County

**Type**

Farms, Recreational Land, Residential Property

**Latitude / Longitude**

37.173531 / -91.659286

**Taxes (Annually)**

594

**Dwelling Square Feet**

1312

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

15

**Price**

\$165,000

**Property Website**

<https://livingthedreamland.com/property/hazelnut-cottage-texas-missouri/49361/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**PROPERTY DESCRIPTION**

Nestled amidst a rich tapestry of natural beauty and the warm embrace of a supportive and close-knit community, lies the small quiet town of Summersville, Missouri. A vibrant heritage with deep roots reaching into the soil of history gives Summersville a unique and timeless charm that weaves a narrative of resilience and fortitude. The gorgeous setting of this quaint little town invites visitors to stay not only for a day but for a lifetime and The Hazelnut Cottage makes that dream a possibility. The Hazelnut Cottage, a hidden gem situated on the outskirts of town and framed by a white picket fence, offers all of the comforts of country living. This charming residence, featuring 2 bedrooms and 1 bathroom, graces a picturesque 15-acre expanse, where the embrace of both open pasture and wooded canopies awaits. Practicality seamlessly merges with passion, courtesy of a spacious detached garage, perfect for storage or indulging in creative pursuits. An additional storage shed adds functionality, providing a place for your belongings to find their home. For those with a penchant for rural living, The Hazelnut Cottage comes complete with a small open-stall barn, ready to embrace your aspirations for livestock. This beloved home, infused with the echoes of cherished memories, eagerly awaits its new owner to script the next chapter of its story amongst the rich history of a beautiful community.



Hazelnut Cottage  
Summersville, MO / Texas County

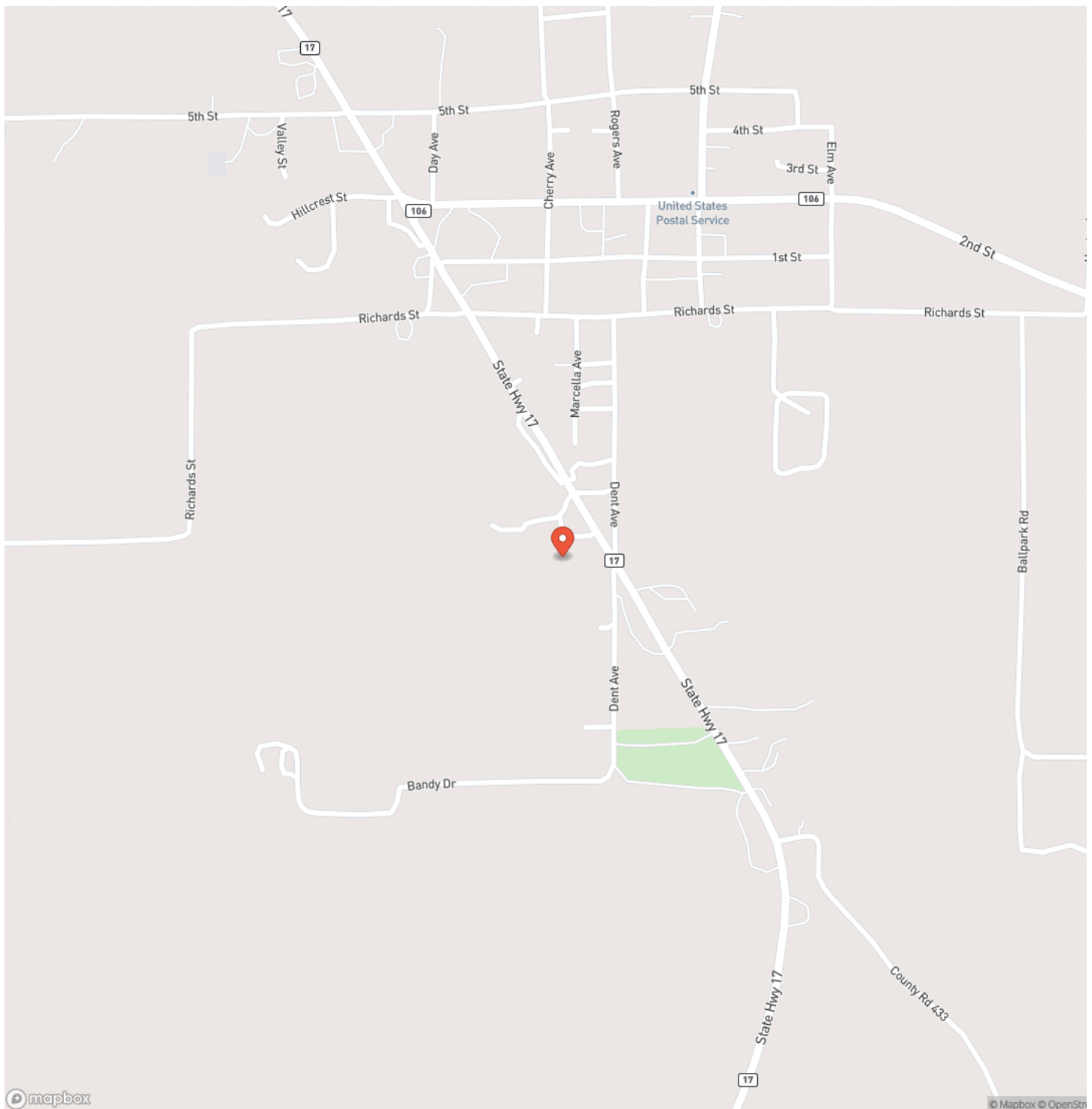


**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Locator Map

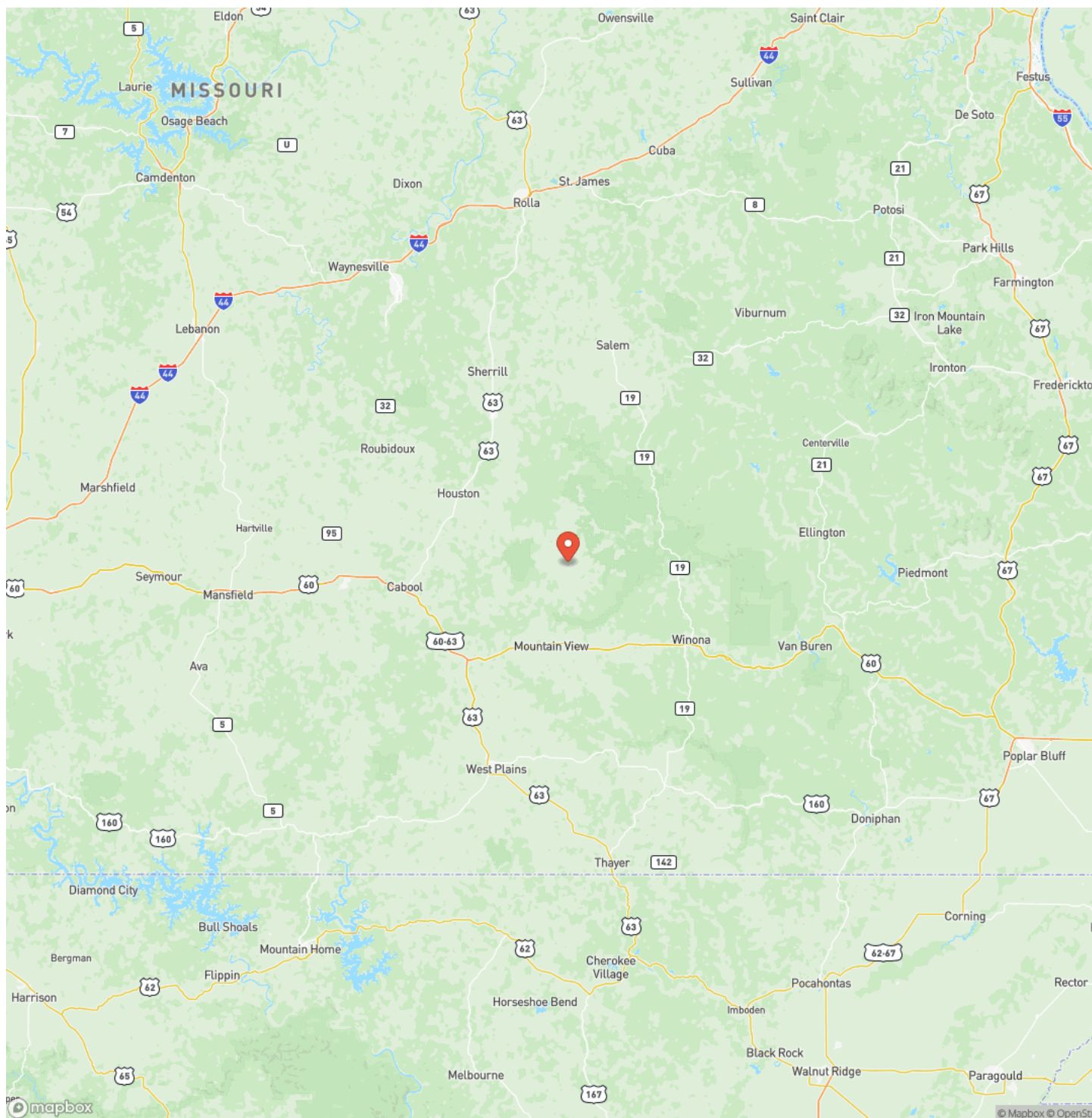


**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Amanda Robertson

## Mobile

(417) 322-0971

## Email

amanda@livingthedreamland.com

**Address**

515 S. Franklin St.

## City / State / Zip

Summersville, MO 65453

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue 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, 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**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

---

