Pineville Cabins 724 & 748 Pleasant View Lane Pineville, MO 65856 \$335,000 15± Acres McDonald County





MORE INFO ONLINE:

Pineville Cabins Pineville, MO / McDonald County

SUMMARY

Address 724 & 748 Pleasant View Lane

City, State Zip Pineville, MO 65856

County McDonald County

Type Farms, Recreational Land, Residential Property

Latitude / Longitude 36.5883 / -94.3393

Taxes (Annually) 628

Dwelling Square Feet 800

Bedrooms / Bathrooms 1 / 1

Acreage

Price \$335,000

Property Website

https://livingthedreamland.com/property/pineville-cabinsmcdonald-missouri/60137/









MORE INFO ONLINE:

PROPERTY DESCRIPTION

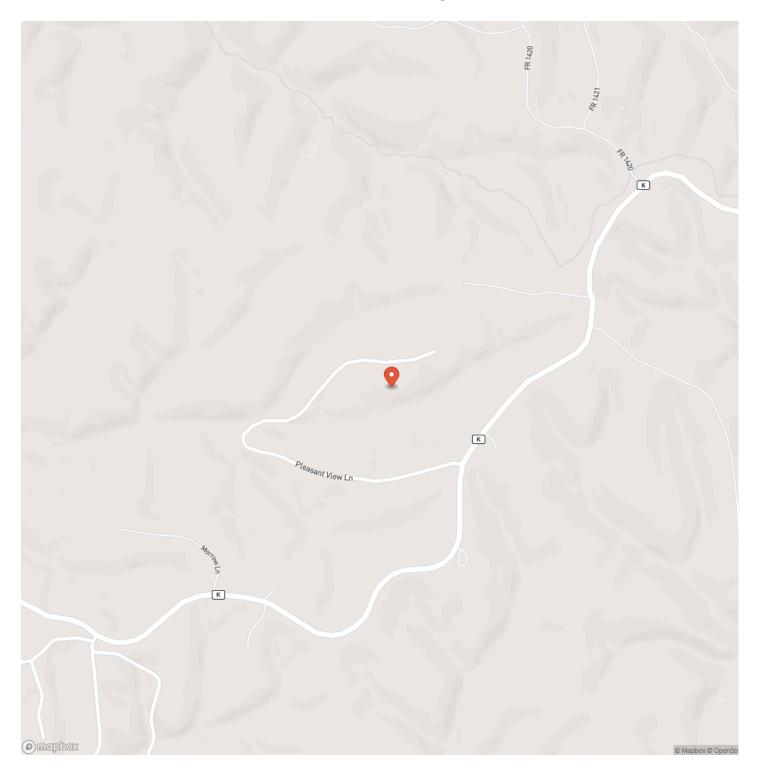
Welcome to your dream country retreat located in Pineville, MO, and just 14 miles from Bella Vista, AR via quick access to I-49! This unique property features two charming homes situated on a sprawling 15-acre lot, offering ample space, privacy, and endless possibilities. Perfect for multi-generational living, a guest house, or VRBO/rental income. Have horses and like to ride? How about riding right from your house onto Huckleberry Ridge Conservation Area with over 2,000 acres covered with horse trails! Like to hunt? Besides the deer and turkey seen regularly on your 15 acres, the same 2,000 acres is open to hunting, hiking and biking. Home #1: Enjoy your morning coffee on the large covered porch, perfect for relaxing and taking in the serene views. A detached 20x20 garage provides ample space for vehicles and storage. Home #2: This cozy home is ideal for a family member, guests, or VRBO/rental income, providing a comfortable and private living space with a cute covered porch. Both homes are designed to maximize outdoor enjoyment, with plenty of room to explore and enjoy the natural beauty of this property and the surrounding areas. Conveniently located just minutes from downtown Pineville where you will find some of the best kayaking and fishing around on the Elk River and Big Sugar Creek. Don't miss out on this rare opportunity to own a versatile property with endless potential. Whether you're looking for a peaceful rural retreat or a smart investment, these homes offer the best of both worlds.







Locator Map





MORE INFO ONLINE:

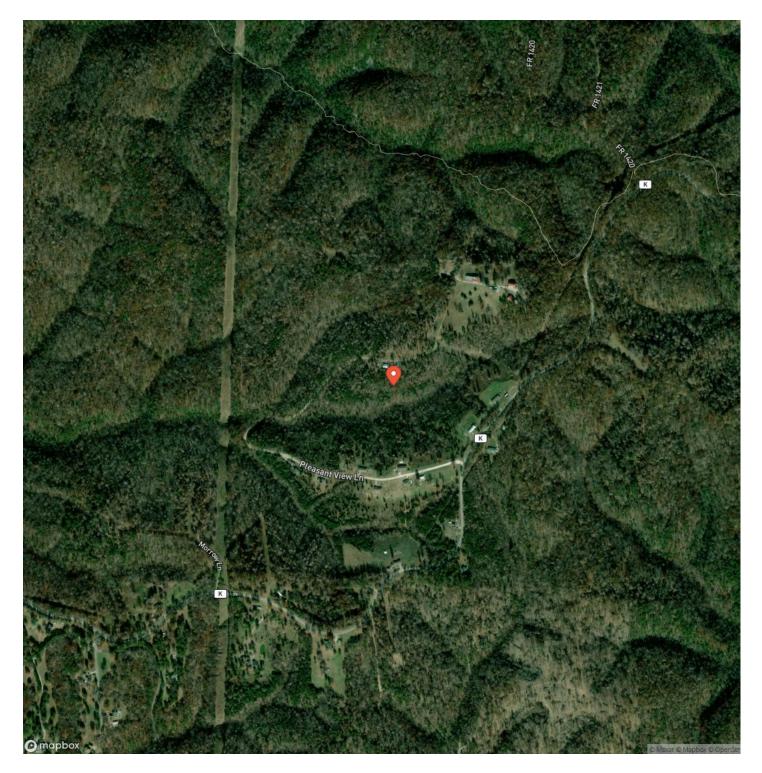
69 5 13 Stockton 75 59 Chanute Bolivar Erie 49 39 edonia Girard Lamar Frontenac (169) 13 Neodesha Pittsburg Greenfield Golden City 49 (400) Parsons 400 Mars Sycamore Ash Grove Willard Cherryvale Independence Miller Springfield Oronogo Carthage 66 Columbus Oswego Webb City Republic 60) Mount Vernon Galena Joplin Nixa Coffeyville Chetopa Baxter Springs Ozark Marionville Commerce Monett Crane Miami Neosho 65 Seneca Nowata 60 (160) Cassville Branson Vinita • 37 Grove 65 Chelsea Bella Vista Diamor Bentonville Berryville 59 Bergman Claremore Pryor Creek 59 asso Lowell Harrison (412) Springdale Chouteau 412 Siloam Springs 44 (412) Inola 65 (412) Fayetteville oken Arrow Elkins Jasper 62 Prairie Grove 62 Wagoner Coweta y, 64 West Fork Tahlequah 23 69 62 Stilwell Muskogee 7 7 62 40 Vian 40 Ozark Alma Checotah 40 Clarksville Hector 40 Sallisaw mapbox Fort Smith © Mapbox © OpenStr -





MORE INFO ONLINE:

Satellite Map





MORE INFO ONLINE:

LISTING REPRESENTATIVE For more information contact:



<u>NOTES</u>

Representative

Jeff Banning

Mobile (417) 737-1521

Office (855) 289-3478

Email jeffbanning@livingthedreamland.com

Address 6485 N Service Road

City / State / Zip Leasburg, MO 65535





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 6484 North Service Rd. Leasburg, MO 65535 (855) 289-3478 https://livingthedreamland.com/

