

**Land at Good News**  
207 Good News Lane  
Cuba, MO 65453

**\$585,000**  
56± Acres  
Crawford County





**Land at Good News**  
**Cuba, MO / Crawford County**

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**SUMMARY**

**Address**

207 Good News Lane

**City, State Zip**

Cuba, MO 65453

**County**

Crawford County

**Type**

Farms, Hunting Land, Timberland, Recreational Land, Residential Property

**Latitude / Longitude**

38.096184 / -91.446184

**Taxes (Annually)**

1014

**Dwelling Square Feet**

1990

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

56

**Price**

\$585,000

**Property Website**

<https://livingthedreamland.com/property/land-at-good-news-crawford-missouri/67292/>



**MORE INFO ONLINE:**

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



**PROPERTY DESCRIPTION**

Discover an excellent location offering the best of both worlds—a peaceful country setting that is still close to town. This unique property boasts a perfect blend of timber and open fields, making it ideal for outdoor enthusiasts and hunters, with amazing deer and turkey hunting. The land is beautifully laid out, complete with a small creek adding charm to the landscape. The property includes versatile outbuildings for storage and hobbies, perfect for housing tractors, UTVs, and four-wheelers. Nestled in the Ozark Mountain Region, it provides easy access to crystal-clear Ozark streams, including the Meramec, Huzzah, and Courtois Rivers, renowned for their floating and fishing opportunities. Anglers will appreciate the rich variety of largemouth and smallmouth bass, trout, and other fish species. The Maramec Springs Trout Hatchery is also nearby, enhancing the appeal for fishing enthusiasts. The energy-efficient earth home ensures exceptionally low utility bills and is designed for expandable living, making it easy to add extra bedrooms, a family room, or a game room as desired. Surrounded by millions of acres of Mark Twain National Forest lands, the property is perfect for horseback riding or private livestock. If you're looking for a versatile and serene piece of land that supports a variety of outdoor activities and offers comfortable, cost-effective living, you've found your farm.





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## Locator Map



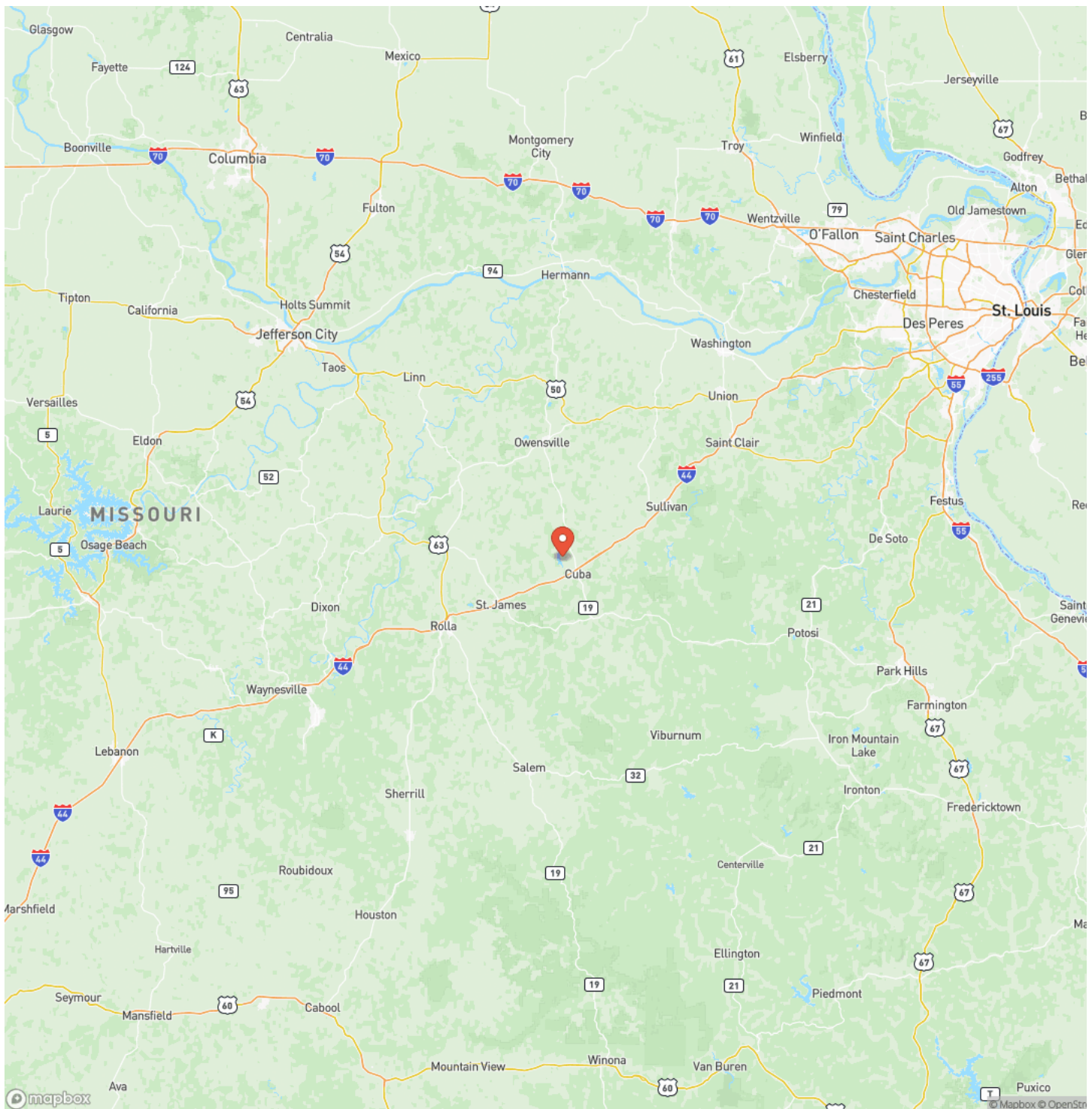
**MORE INFO ONLINE:**

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





## Locator Map



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

D.W. Hindman

## Mobile

(314) 486-3500

## Office

(855) 289-3478

## Email

dwlivingthedream@gmail.com

**Address**

515 S Franklin

## City / State / Zip

Cuba, MO 63005

## NOTES

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## 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, 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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**Living The Dream Outdoor Properties**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

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