

**Brush Creek Farm**  
2565 Melody Land  
Cuba, MO 65453

**\$1,400,000**  
114± Acres  
Crawford County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



**Brush Creek Farm**  
**Cuba, MO / Crawford County**

---

**SUMMARY**

**Address**

2565 Melody Land

**City, State Zip**

Cuba, MO 65453

**County**

Crawford County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

38.070100 / -91.447900

**Bedrooms / Bathrooms**

4 / 5

**Acreage**

114

**Price**

\$1,400,000

**Property Website**

<https://livingthedreamland.com/property/brush-creek-farm-crawford-missouri/33338/>



**MORE INFO ONLINE:**

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



**Brush Creek Farm**  
**Cuba, MO / Crawford County**

---

**PROPERTY DESCRIPTION**

Brush Creek Farm is an absolute gorgeous property. The home sits up on a hill overlooking the fertile pastureland below & the fertile farm ground that is double cropped with beans & wheat. Brush Creek runs through the property & there are plenty of fish to be caught! In addition, the home was remodeled & is in excellent condition. This is a turn-key home! It was built in 1875 & completely remodeled by the current owner. The 2 story brick home has approx 2880 sqft 4 bedrooms & 6 bathrooms. There is another kitchen upstairs in a game room that is great for entertaining. Also on the property is a metal pole barn for equipment and tractor storage and a huge wooden barn that has been restored to its highest potential. It could be used for hay, animals and additional storage. There are a ton of deer and turkey that live on and around this property. This property has it all, water, farmland, pasture, a beautiful home, timber and tons of wildlife! Come take a look before it's too late!

**MORE INFO ONLINE:**

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

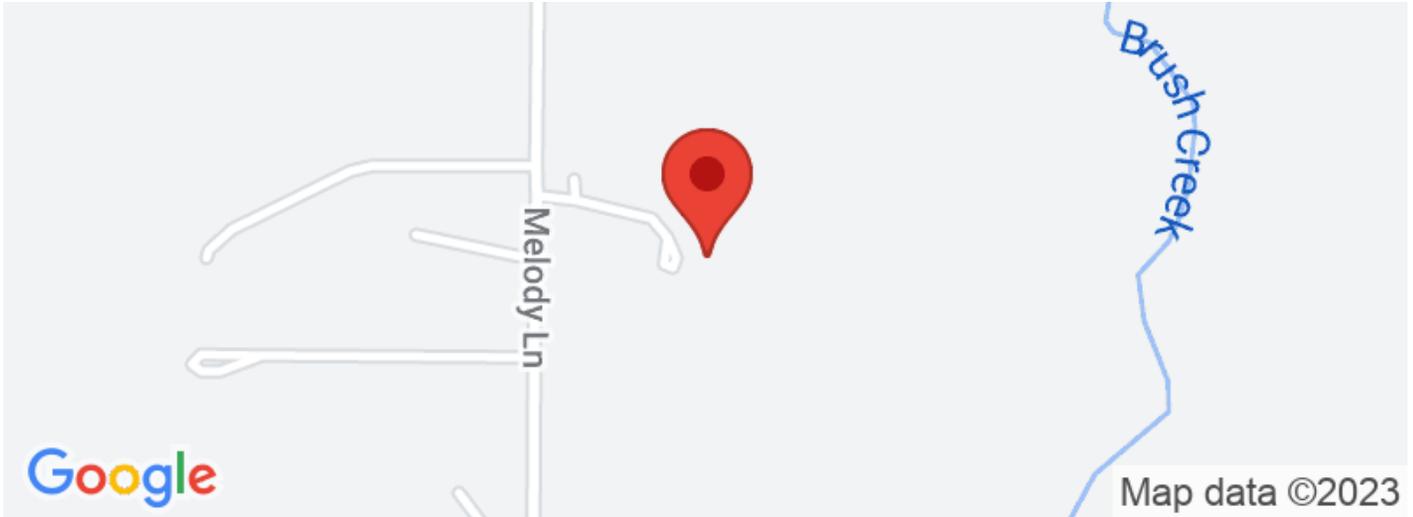


**Brush Creek Farm**  
**Cuba, MO / Crawford County**

---



## Locator Maps



## Aerial Maps



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



**Brush Creek Farm**  
**Cuba, MO / Crawford County**

---

## **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/>**





## **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.

**MORE INFO ONLINE:**

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



---

**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

<https://livingthedreamland.com/>

---

**MORE INFO ONLINE:**

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

