

Spring Branch Estate
2497 Highway HH
Salem, MO 65560

\$1,150,000
97.440± Acres
Dent County



Spring Branch Estate
Salem, MO / Dent County

SUMMARY

Address

2497 Highway HH

City, State Zip

Salem, MO 65560

County

Dent County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

37.6212 / -91.5449

Taxes (Annually)

2284

Dwelling Square Feet

3878

Bedrooms / Bathrooms

4 / 3

Acreage

97.440

Price

\$1,150,000

Property Website

<https://livingthedreamland.com/property/spring-branch-estate-dent-missouri/41078/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Spring Branch Estate is a gorgeous property consisting of 97.44 acres of rolling pasture mixed with nature's timber and a nearly 4,000sqft custom built home. On the property is a newly built 30x40 horse barn w/12' lean-to, 30x40 detached 2-car garage, 40x50 barn w/lean-to and a perfect little chicken coop! All perfect for your horses, cattle or any livestock. Also, 4 ponds, with one being fully stocked and a wet-weather creek. As you walk inside the home you step into the foyer to gaze upon your open living area w/wood-burning fireplace into your bright, large kitchen with beautiful Quartz countertops, walk-in pantry and built-in appliances. Off the kitchen you can step out onto your back deck or Master Suite! Spacious master bath w/walk-in shower, jetted tub and his & her walk-in closets! Two bedrooms & bathroom also on main floor with an office off the foyer. In the full walk-out basement is another living area, bedroom, bathroom and 6x6 safe room. Home has a 2000 kw generator for no worries when the electric goes out. Walk outside & enjoy the custom rock patio with firepit right out the back door while sipping coffee & gazing upon the soothing rolling hills. Located right outside the edge of town and only 25 minutes from the Current River and Montauk State Park, Spring Branch Estate has everything you're looking for!

MORE INFO ONLINE:

<https://livingthedreamland.com/>



Spring Branch Estate
Salem, MO / Dent County

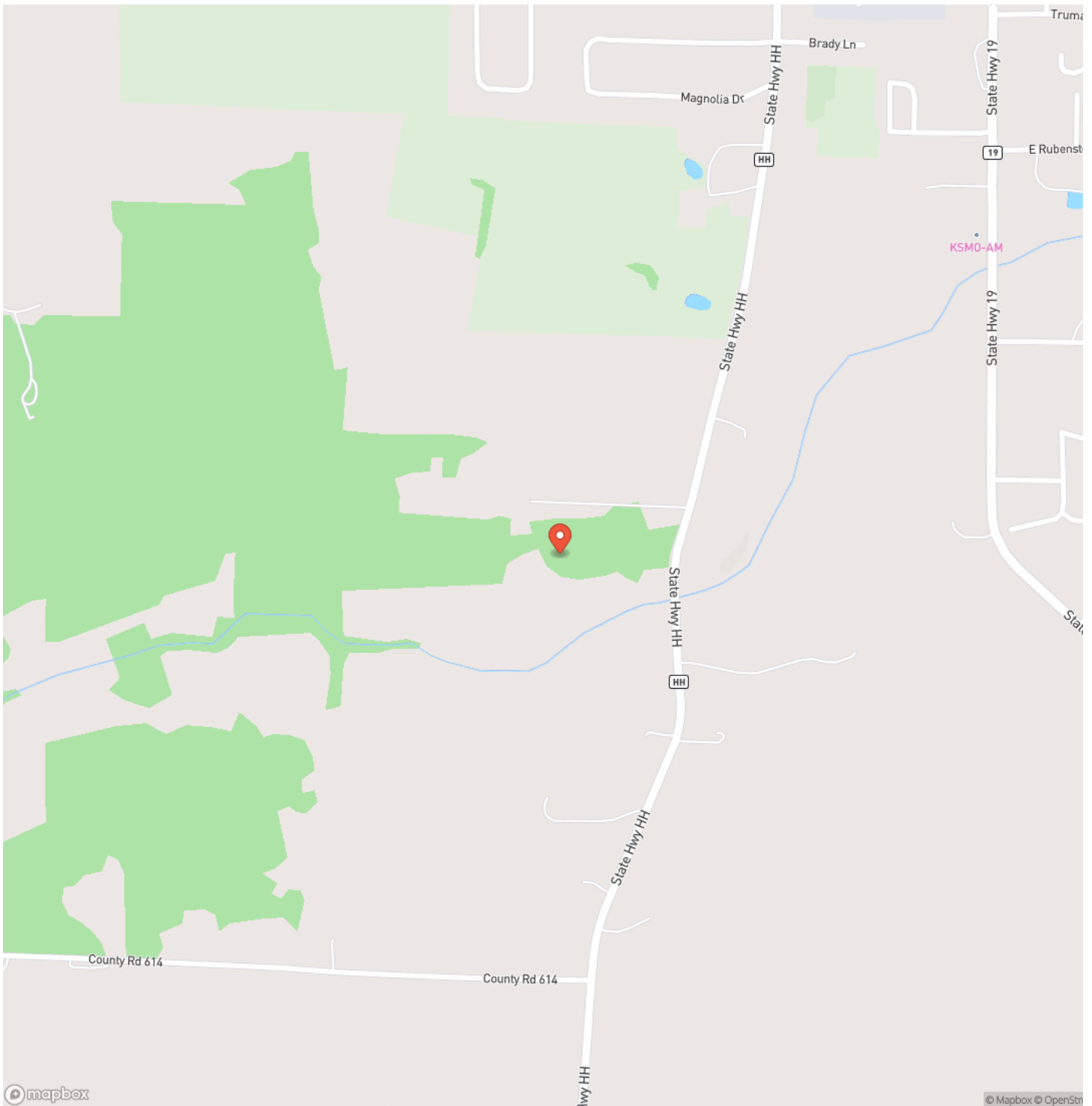


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map

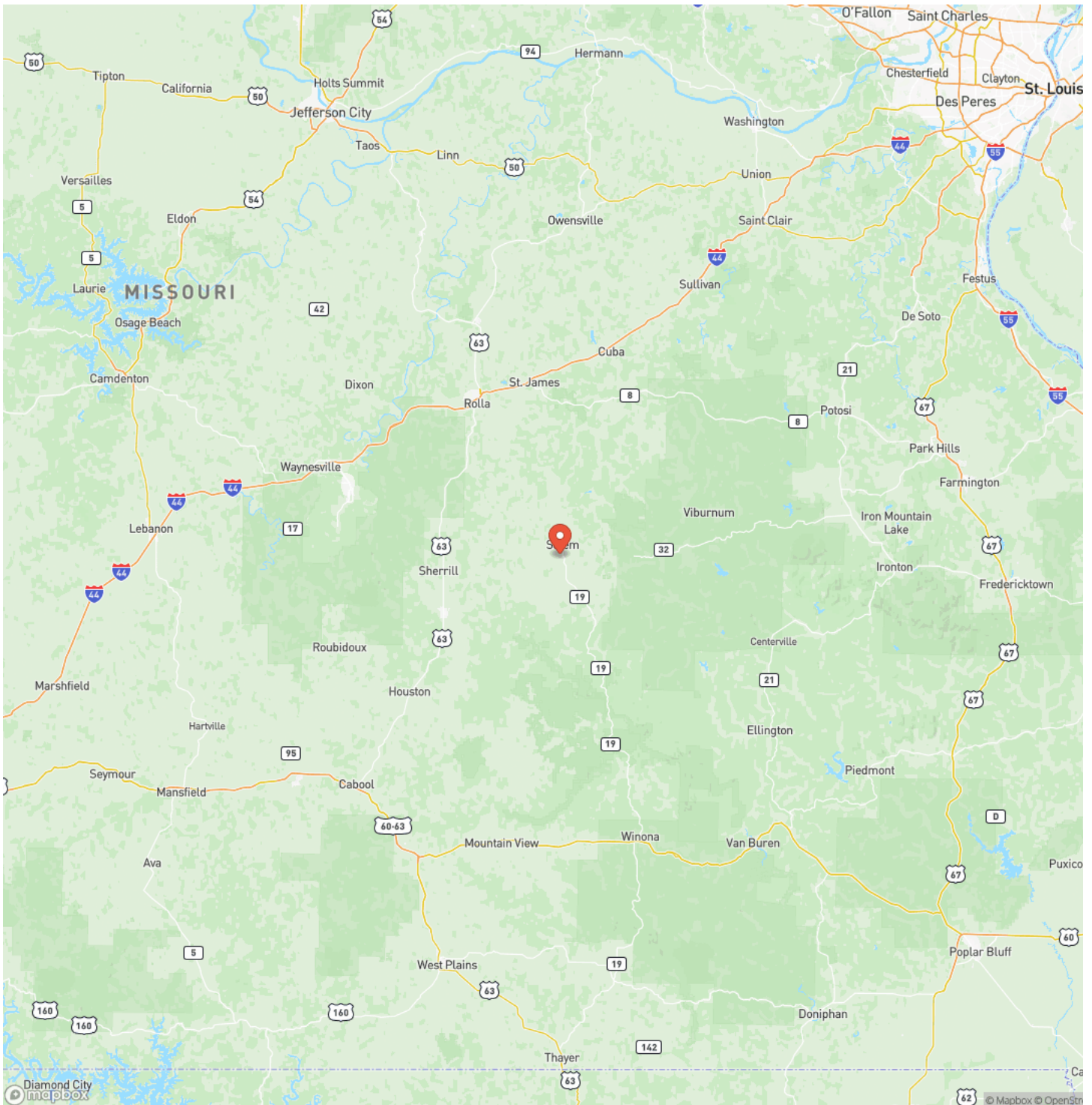


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map

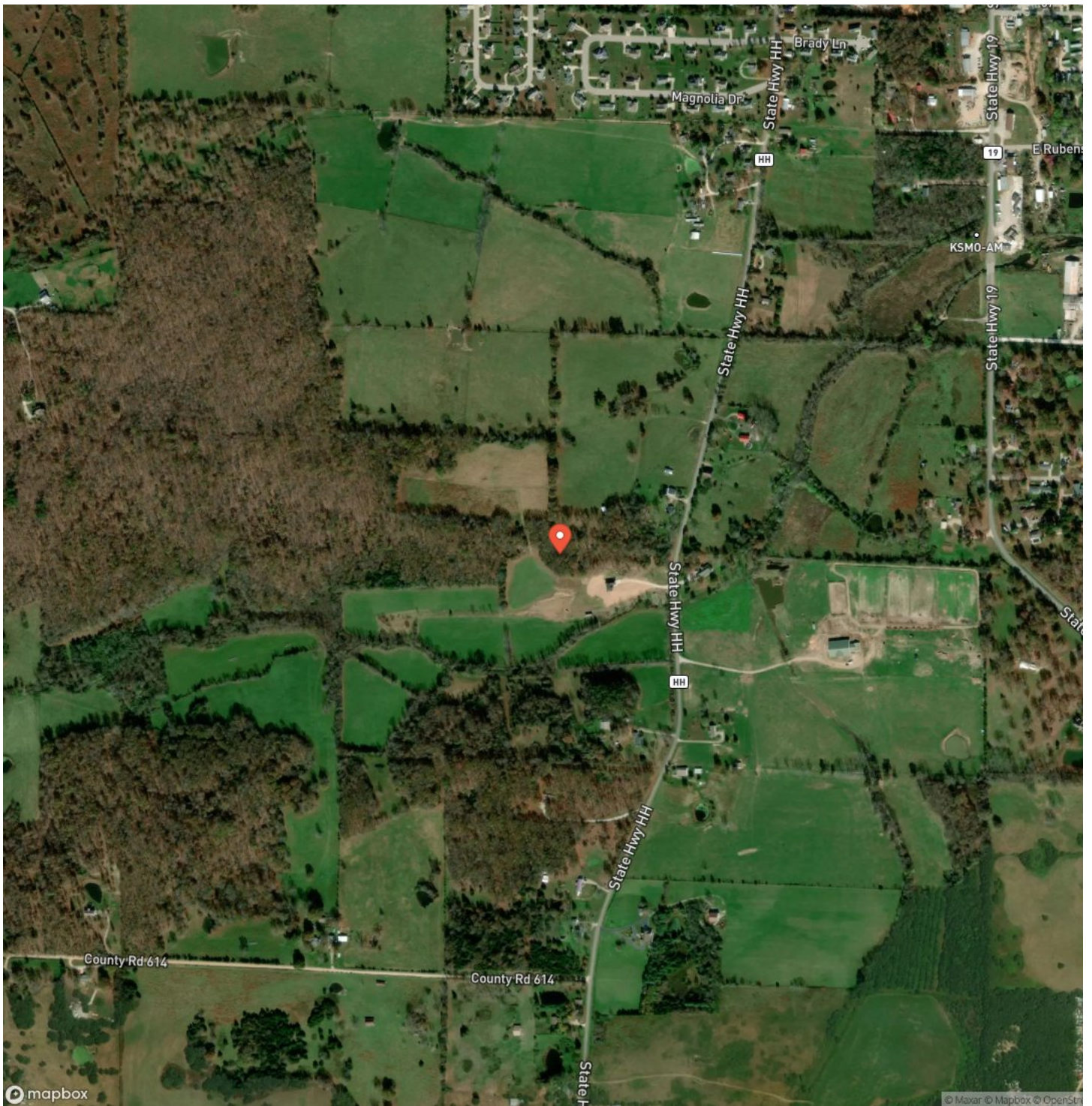


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jenna Deason

Mobile

(573) 247-0521

Office

(855) 289-3478

Email

jenna.deason@gmail.com

Address

944 County Road 2630

City / State / Zip

Salem, MO 65560

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

<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

