



**33702 Hwy 63 North, Vienna, Maries County, Missouri, 96.37 Acres**

**\$1,250,000**

This immaculate 2 bed 3 bath custom home has a million-dollar view overlooking nearly 97 pristine Maries County acres right along U.S. highway 63. The kitchen is complete with custom cabinetry, granite counter tops, and large pantry. The spacious master suite features two walk-in closets, granite double vanity and custom tile shower as well as an adjacent laundry room. The additional buildings are what really set this farm apart. The awesome hunting cabin/in-law suite has two bedrooms and a full bathroom with stacked washer/dryer making it great for additional living quarter or an income producing VRBO. The two-bay equipment shed is great for tractor and UTV storage and has a killer indoor/outdoor kitchen attached perfect for meat processing, canning, or outdoor entertaining with a view of the landscape. Both the drive through garage on the house and the detached 2 car garage feature epoxy finished floors. With about 46% open, two large pole barns, metal corral, cross fenced pastures, 3 spring fed tire drinkers and hay field complete the livestock setup. The creek bottom food plot is perfect for harvesting the abundant wildlife that call this place home.

#### Main Info

- Street Address : 33702 Hwy 63 North, Vienna, Missouri
- Lot Size Acres : 96.37 Acres
- Postal / Zip Code : 65582
- Dwelling : No
- State / Province : Missouri
- County : Maries
- Closest City : Freeburg

#### Home Info

- Square Feet Main House : 2400 square feet
- Baths : 3
- Bedrooms : 2

## Taxes

Tax Year : 2022

Estimated Taxes per year are \$2,609.00

## Broker Info



### Dale Struempf

Sports Afield Real Estate

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Dale's strong Christian background molded him into the friendly, professional and family man that he is today. He is the 6th of 6 children which taught him the importance of sharing, negotiating, obeying, but most importantly, helping others. He's married to his high school sweetheart Kailin and they have 3 fun loving, ornery boys. Dale's outdoor addiction began by hunting trophy whitetails, chasing gobbling long beards and catching largemouth bass on the family cattle farm. Rural central Missouri has been the foundation for Dale's love of the outdoors and his appreciation for land. After graduating from Lincoln University, Dale quickly learned that his passion is not at a 9-5 desk job. Instead, in 2012, Dale made the leap into real estate as a land specialist and he hasn't looked back. 3 year later, Dale received his broker license and is the managing broker for both the Central Missouri and Kansas offices. After 11 wonderful years he has worked his way to countless awards and hundreds of satisfied clients. Whether it's for hunting, recreation, timber harvest, livestock farming or crops, Dale has extensive knowledge. Dale's love for hunting, fishing and cultivating land has diversified his background and ingrained a valuable knowledge to maximize land potential. Strong friendly negotiation skills combined with firm but respectful agent relations takes the hassle and stress from your purchase. If you are looking to sell, Dale prides himself on his ability to identify and highlight characteristic that will get you maximum dollar from your investment. If you want to purchase your next great adventure or hunting oasis, Dale will be patient until the perfect property is located. If you want a pushy sales man then you're looking in the wrong place. If you want to be truly satisfied with your destination property or your sales experience then Dale is the man for you. You can rest easy knowing that you're in good hands. Client satisfaction is Dale's top priority.

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