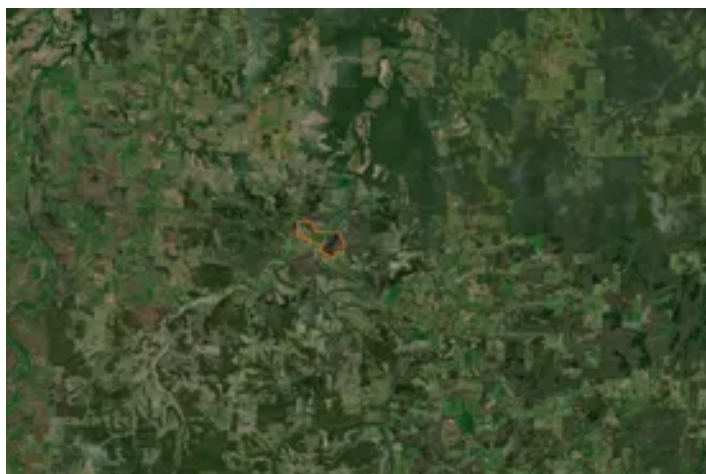


**Wright County, Missouri 346.7 Acres of Land for Sale
with 3 Homes
11414 Chambers Ln
Falcon, MO 65470**

\$1,490,000
346.700± Acres
Wright County



Wright County, Missouri 346.7 Acres of Land for Sale with 3 Homes Falcon, MO / Wright County

SUMMARY

Address

11414 Chambers Ln

City, State Zip

Falcon, MO 65470

County

Wright County

Type

Farms, Business Opportunity, Single Family, Residential Property, Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

37.468258 / -92.429769

Dwelling Square Feet

2046

Bedrooms / Bathrooms

3 / 2.5

Acreage

346.700

Price

\$1,490,000

Property Website

<https://landguys.com/property/wright-county-missouri-346-7-acres-of-land-for-sale-with-3-homes-wright-missouri/88562/>



Wright County, Missouri 346.7 Acres of Land for Sale with 3 Homes Falcon, MO / Wright County

PROPERTY DESCRIPTION

Nestled in the heart of the Ozarks, this stunning 346.7-acre ranch in Wright County, Missouri, presents a rare opportunity to own a property with exceptional natural beauty, endless recreational opportunities, and income potential. Just 25 minutes southeast of Lebanon, off a paved blacktop highway, this ranch offers unmatched convenience while maintaining the peace and privacy of a true countryside retreat.

The property is anchored by three homes, including a spacious brick ranch-style main residence and two additional homes that would make ideal fixer-uppers for rental opportunities or Airbnb income. The main home features three bedrooms, two full bathrooms, and a half bath located off the kitchen and laundry room. The large master suite boasts a jacuzzi tub, walk-in shower, double vanity, and walk-in closet. Hardwood oak floors, solid oak six-panel doors, and an open-concept floor plan create a warm and welcoming space, seamlessly connecting the kitchen, family room, and dining area. The kitchen is complete with a large island, gas stovetop, and a formal dining room with an adjoining reading room surrounded by large windows that fill the home with natural light. An attached two-car garage and a 24x30 concrete-floor shop provide ample space for vehicles, equipment, and storage.

Flowing through the center of the ranch, the Gasconade River provides a remarkable centerpiece for both relaxation and adventure. Known as a popular destination for float trips, the river is also home to excellent smallmouth bass fishing and beautiful sandbars perfect for swimming and gathering with family and friends. A unique oxbow on the property features a large swimming hole and expansive sandbar, offering a private getaway within your own land. With the option to build your own boat access, the possibilities for enjoying this riverfront property are endless.

The ranch's fertile bottom fields are rich with lush grass and clover, supporting both agricultural production and abundant wildlife. Whitetail deer and wild turkeys thrive across the property, creating excellent hunting opportunities. The rolling hills and timber stands—filled with mature white oaks and black walnuts—add both beauty and long-term timber value. Multiple spots are ideal for establishing food plots or hay production, and the panoramic Ozark Mountain views surrounding the property provide a breathtaking backdrop.

For those seeking nearby recreation, Bennett Spring State Park is just 45 minutes away, offering exceptional trout fishing and float trips. Springfield is an easy one-hour drive, ensuring convenient access to shopping, dining, and all the amenities you could need.

Whether you are looking for a private family estate, a working farm with income potential, or an investment property with endless outdoor opportunities, this Wright County ranch is a true Missouri gem.

KEY FEATURES

- 346.7 acres in Wright County, Missouri
- Located just 25 minutes southeast of Lebanon off paved blacktop highway
- Three homes on property, including a spacious brick ranch-style main home
- Two additional homes perfect for fixer-uppers, rentals, or Airbnb income
- Main home includes 3 bedrooms, 2 full baths, and 1 half bath
- Large master suite with jacuzzi tub, walk-in shower, double vanity, and walk-in closet
- Hardwood oak floors and solid oak six-panel doors throughout
- Open-concept floor plan connecting kitchen, family room, and dining areas
- Kitchen features large island with gas stovetop
- Formal dining room and light-filled reading room with large windows
- Attached two-car garage for convenience
- 24x30 concrete-floor shop for storage and equipment
- Gasconade River flows through center of property
- Popular float trip destination with excellent smallmouth bass fishing
- Private oxbow with large swimming hole and expansive sandbar
- Option to build private boat access for river fishing and recreation
- Fertile bottom fields with lush grass and clover

MORE INFO ONLINE:

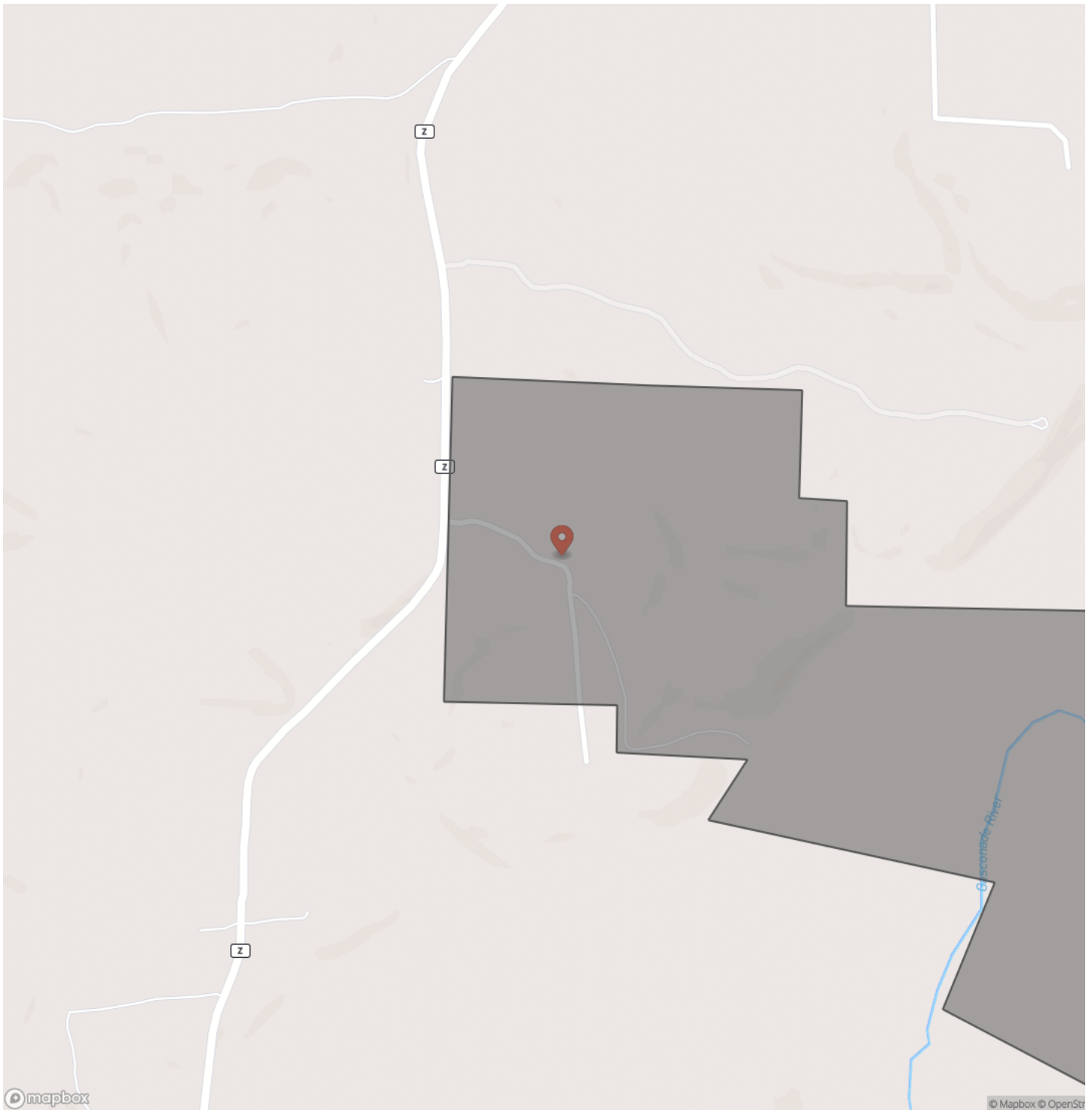
www.landguys.com

- Outstanding whitetail deer and wild turkey population for hunting
- Multiple areas ideal for food plots or hay production
- Valuable timber including white oak and black walnut
- Expansive tracts of mature timber offering long-term value
- Gorgeous panoramic Ozark Mountain views throughout property
- Homesteads set far off the road with private drive
- Only 45 minutes to Bennett Spring State Park for trout fishing and float trips
- One hour to Springfield, Missouri, for full city amenities
- Rare combination of river frontage, hunting, farming, and income potential

Wright County, Missouri 346.7 Acres of Land for Sale with 3 Homes
Falcon, MO / Wright County

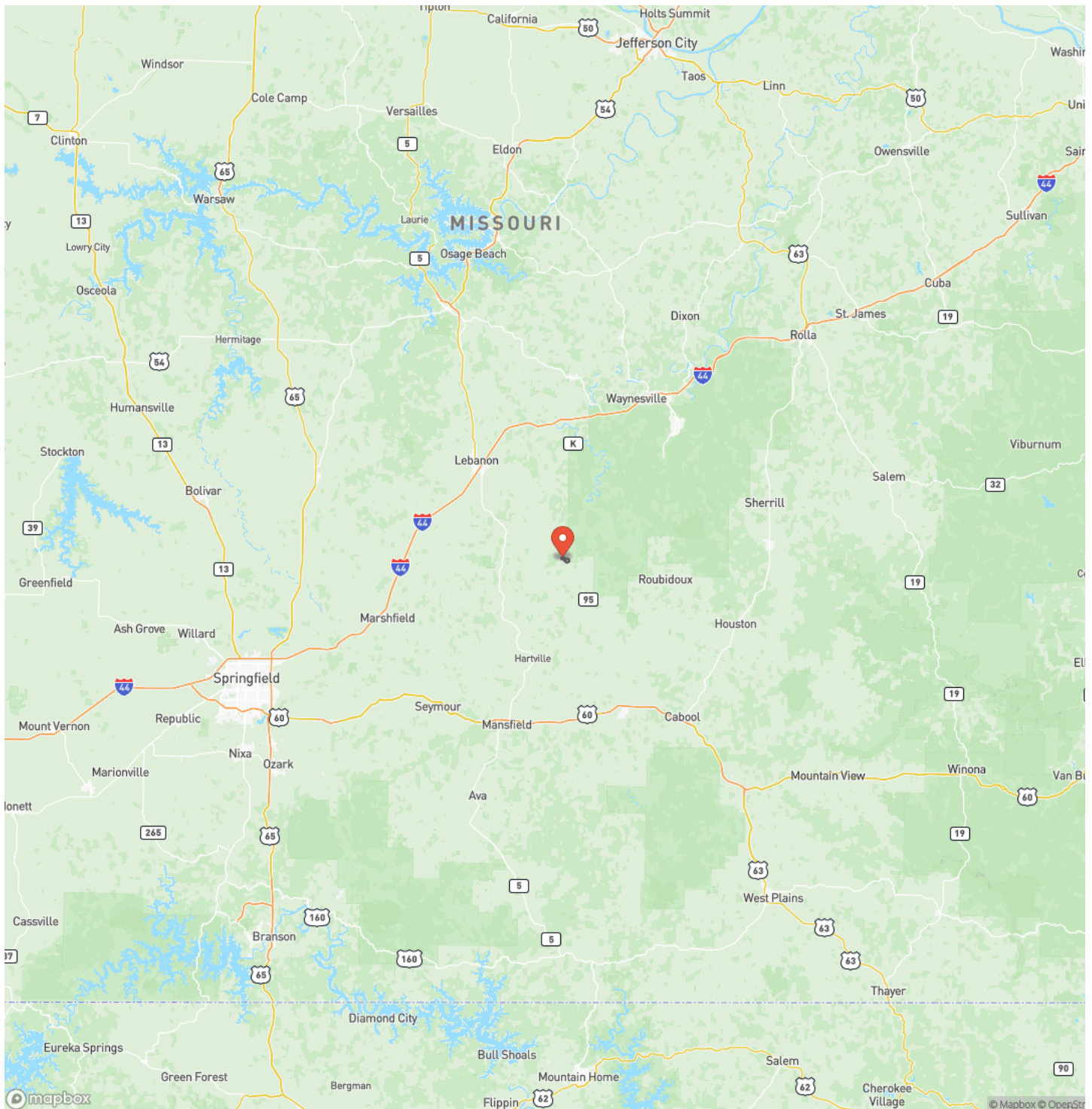


Locator Map



Wright County, Missouri 346.7 Acres of Land for Sale with 3 Homes
Falcon, MO / Wright County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



**Wright County, Missouri 346.7 Acres of Land for Sale with 3 Homes
Falcon, MO / Wright County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristin Williams

Mobile

(816) 808-3083

Office

(217) 899-1240

Email

tristin@landguys.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
