



\$449,500

## 253 RAVEN, NOEL, MO, 64854

<https://kwelevate.org>

Discover 45 acres of versatile country living with a solid, well-built home ready for your personal updates or the perfect place to stay while building your dream home. This property offers productive pasture currently in hay production, cross-fenced into multiple paddocks, and mixed with mature timber for added beauty and value. Wildlife is abundant—deer and [...]

- 3 beds
- 2 baths
- Single Family - Freestanding
- Residential
- Active
- 1480 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1963

**Rooms Total:** 4

**Type:** Single Family - Freestanding

**Bedrooms:** 3 beds

**Area:** 1480 sq ft

**Bathrooms Full:** 2

**County:** McDonald



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## Building Details

**Building Area Total:** 1480 sq ft    **Roof:** Metal  
**Levels:** 2 Stories    **Construction Materials:** Other - See Remarks  
**Fencing:** Barbed Wire    **Lot Features:** Gated, Secluded Lot  
**LotSizeDimensions:** 45.91 Acres    **Basement:** Partial Finished, Walkout

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## School Information

**High School District:** McDonald Cty    **Middle Or Junior School:** Noel

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## Miscellaneous

**Listing Terms:** 1031 Exchange, Cash, Conventional, VA Loan    **Foundation Details:** Block  
**Architectural Style:** Ranch    **Tax Annual Amount:** \$429.65  
**Utilities:** Electricity Available

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## Amenities & Features

**Patio And Porch Features:** Deck    **Flooring:** Carpet  
**Sewer:** Sewer - Septic    **Heating:** Natural Gas, Central, Propane

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## Nearby Schools

**Elementary School:** Noel

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## Courtesy of



**List Office Name:** National Realty

