



**\$474,900**

## 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

<b>Building Area Total:</b> 1480 sq ft	<b>Roof:</b> Metal
<b>Levels:</b> 2 Stories	<b>Construction Materials:</b> Other - See Remarks
<b>Fencing:</b> Barbed Wire	<b>Lot Features:</b> Gated, Secluded Lot
<b>LotSizeDimensions:</b> 45.91 Acres	<b>Basement:</b> Partial Finished, Partially finished, Walk-Out Access, Walkout

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# School Information

<b>High School District:</b> McDonald Cty	<b>Middle Or Junior School:</b> Noel
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# Miscellaneous

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

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# Amenities & Features

<b>Patio And Porch Features:</b> Deck	<b>Flooring:</b> Carpet
<b>Sewer:</b> Sewer - Septic	<b>Heating:</b> Natural Gas, Central, Propane

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# Nearby Schools

**Elementary School:** Noel

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# Courtesy of



List Office Name: National Realty

