

**22798 River View**  
Richland, MO 65556



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MLS# SOM60307673



**\$699,000**

Magnificent Gasconade River Retreat - 68 Acres with Stunning Bluff and River Frontage. Discover the unmatched beauty of this Gasconade River property, featuring approximately half a mile of river frontage with easy gravel bar access deep enough to launch a boat. The frontage includes a portion of the iconic Red Bluff, offering breathtaking views of the river valley, and surrounding countryside. For the adventurous spirit, the bluff even features a couple of small caves to explore. The property includes an impressive 960 sq. ft. shop house with 1 bedroom, 2 bathrooms, and a full kitchen, perfect for a permanent residence or a comfortable retreat. You'll also find a cozy multi-purpose "she shed", ideal for relaxing, crafting, or additional storage. Wide trails wind throughout the property, leading from the summit of the bluff, through wet-weather creeks, and down to the river-accessible gravel bar, making it ideal for exploring, hunting, riding, or simply enjoying nature. Conveniently located just a short drive to Richland, MO, or Interstate 44, and only a little over two hours from St. Louis and just over an hour from Springfield, this property offers both seclusion and accessibility. Whether you're seeking a private getaway, recreation haven, or permanent residence, this magnificent Gasconade River property is truly one of a kind.



**David Sheets**

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