

**31197 Hidden Hills Road**  
Richland, MO 65556



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MLS# 3588037



**\$969,000**

**3 Bedrooms | 3 Bathrooms | 2,583 Sqft**

Immaculate 103 acre Gasconade River Century Farm. This farm features a beautifully remodeled & maintained family home, scenic countryside, abundant wildlife, and direct river access. The residence offers 3 beds, 2.5 baths, a large eat-in kitchen, and a separate dining room, library, living room, and fireplace. The expansive primary suite serves as a private retreat with its own fireplace, huge closet & ensuite. Outside is a park-like yard with mature landscaping, a fountain, and outdoor gathering spaces for more than 30 guests. The property is exceptionally well-equipped with a large 3+ car garage & workshop space and attic storage and two additional outbuildings. The land itself is truly special. Currently leased for hay production, approx. 50% is open acreage. Two year-round springs, a pond, and a network of wooded trails create endless opportunities for exploration & hunting with every trail leading to the crown jewel the river. 1400 feet of Gasconade River frontage to enjoy swimming, fishing, & kayaking right from home. This remarkable farm offers easy access to I-44 and is 20 min from Fort Leonard Wood and 10 min to Lebanon, Missouri providing privacy and accessibility.



**LAURA LYNN RUETHER**

EXP Realty, LLC

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