

**Tract 3 Bcr 930**  
Patton, MO 63662



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**MLS# MIS26030011**



**\$220,875**

Prime Recreational Property Near the Perry County Line! Located in Bollinger County near the Perry County line, this versatile tract is perfectly set up for outdoor enjoyment. The property features a recently built, accessible trail system providing easy access throughout, whether you re exploring, riding, or maintaining food plots. Electric service has been added along the county road, ensuring each tract will have access to electric ideal for weekend camping getaways or future cabin or home sites. A year-round creek winds along the property, adding both beauty and functionality. Established food plots and a Banks hunting blind are already in place, creating a turn-key setup for hunting enthusiasts. With abundant deer and turkey populations, this land offers excellent opportunities for recreation, hunting, and relaxation. A survey will be completed to determine the final exact acreage of each tract, giving buyers confidence in their investment. If you re looking for a property that has it all accessibility, utilities, water, and wildlife this one checks every box!



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For full listing details, please scan:

