

000 County Road 834
Marble Hill, MO 63764



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\$878,800

Recreational Haven with Immediate ROI: 169+/- Acres in Bollinger County, MO The Perfect Balance of Play and Pay. Tucked away just north of Marble Hill, Missouri, this 169+/- acre tract in Bollinger County is a rare find that combines premier Ozark recreation with substantial, immediate financial upside. If you have been searching for a legacy hunting property that can help pay for itself on day one, this is the ground you've been waiting for. Immediate Timber Return. The property features an exceptional stand of fully mature timber. A select harvest could provide a massive, immediate return on investment for the next owner, making this as much a savvy land investment as it is a sportsman's paradise. The current owner estimates approximately \$300k in standing timber on the property. Live Water & Endless Recreation. With Crooked Creek winding along two sides of the property, you have direct access to year-round live water. This creek frontage offers incredible gravel-bar camping, swimming, and wading opportunities, adding a rare summertime recreation element that most hunting tracts lack. The diverse terrain, thick cover, and natural water source create a perfect storm for holding mature whitetail deer and a healthy turkey population. Build-Ready Infrastructure. Unlike raw land that requires tens of thousands in utility development, the



Landon Carlton
Phone: (573) 225-2907

Mossy Oak Properties Mozark Re
Office: (573) 712-2252

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