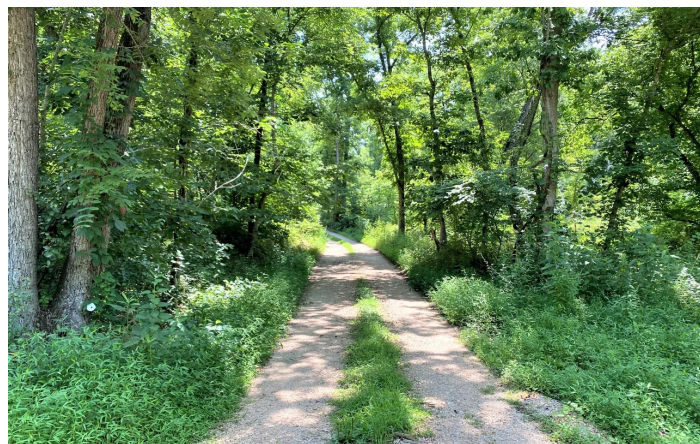


Anderson 326
1097 Rock Mountain Ln
Anderson, MO 64831

\$1,195,000
326 +/- acres
McDonald County



Anderson 326
Anderson, MO / McDonald County

SUMMARY

Address

1097 Rock Mountain Ln

City, State Zip

Anderson, MO 64831

County

McDonald County

Type

Farms, Hunting Land, Recreational Land,
Residential Property, Undeveloped Land

Latitude / Longitude

36.6796785970021 / -94.3703923708108

Taxes (Annually)

873

Dwelling Square Feet

687

Bedrooms / Bathrooms

1 / 2

Acreage

326

Price

\$1,195,000

Property Website

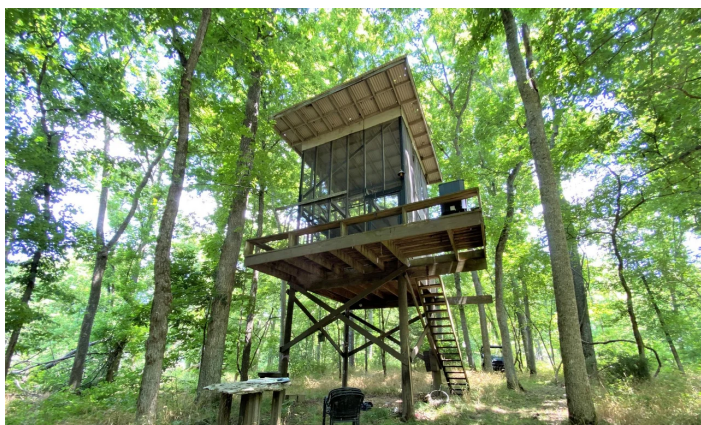
<https://www.mossyoakproperties.com/property/anderson-326-mcdonald-missouri/24169/>



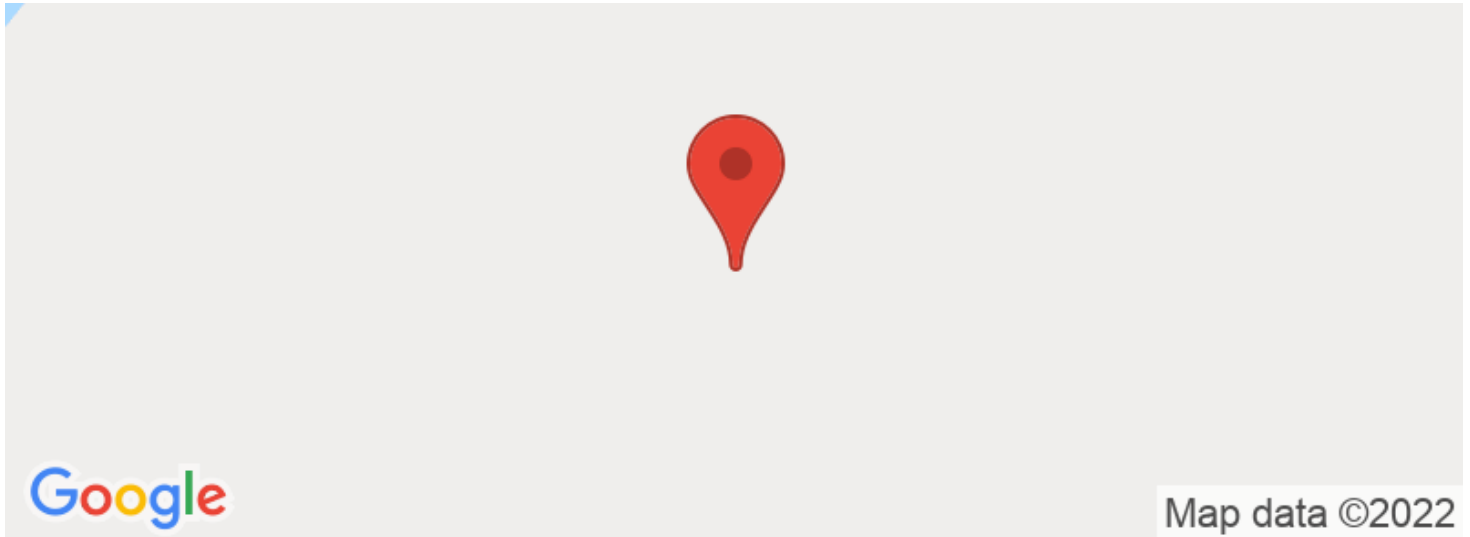
PROPERTY DESCRIPTION

This 326 acre property is located approximately 4 miles east of Anderson at 1097 Rock Mountain Ln, Anderson MO in McDonald County. The acreage consists of predominately hardwoods with some openings that could be ideal food plot areas for the wildlife. This recreational paradise has 1/2 mile of Indian creek frontage with a two story tree house next to the water. Indian Creek is known for excellent fishing as well as other enjoyment opportunities that include floating, canoeing, and swimming. A trail system is in place for easy access to all areas of the property. Whitetail deer can be found in abundance throughout the acreage with turkey and other small game also calling home to this farm. There are 4 cabins on the property with all having electric and 1 having well water. Some of the cabins will require some improvements but could be something really special with a little work. The best way to describe this property is seclusion! Having Indian Creek frontage and only 4 miles from I-49 makes this acreage a hard find these days. Call James Pratt at 870-404-4188 to schedule your showing.

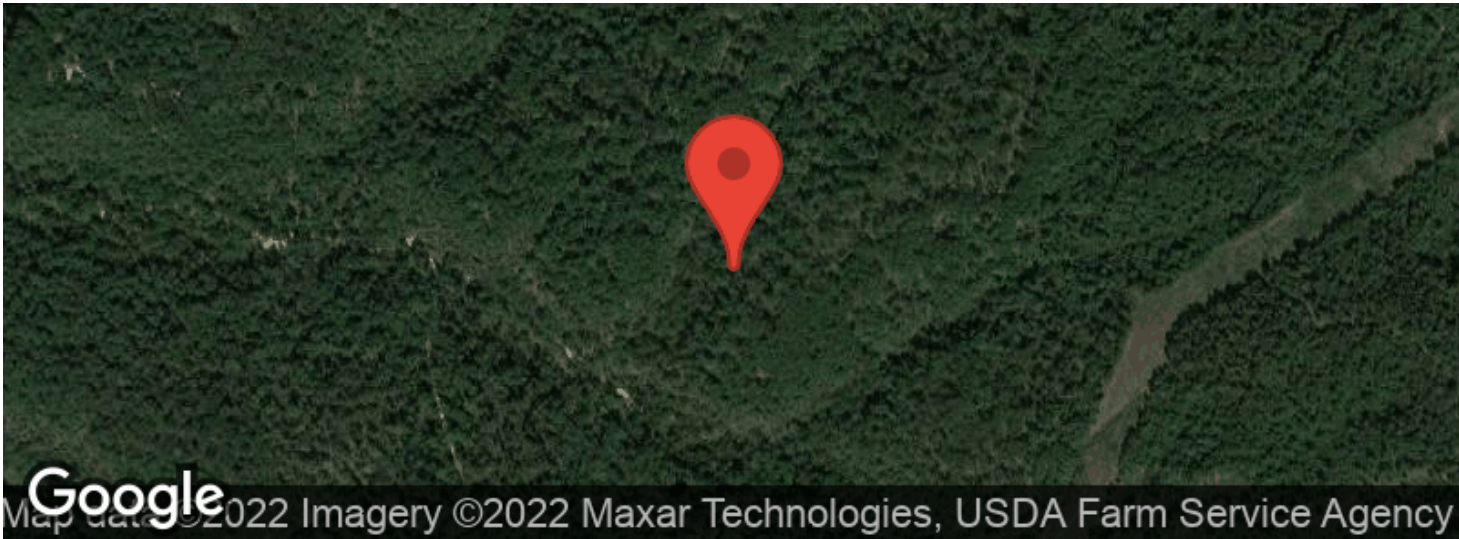
Anderson 326
Anderson, MO / McDonald County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

James Pratt

Mobile

(870) 404-4188

Email

jpratt@mossyoakproperties.com

Address

21088 US Hwy 71 ste 5

City / State / Zip

Pineville, MO 64856

NOTES

MORE INFO ONLINE:

MossyOakProperties.com



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties of the Heartland

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Springdale, AR 72762

(479) 527-0326

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