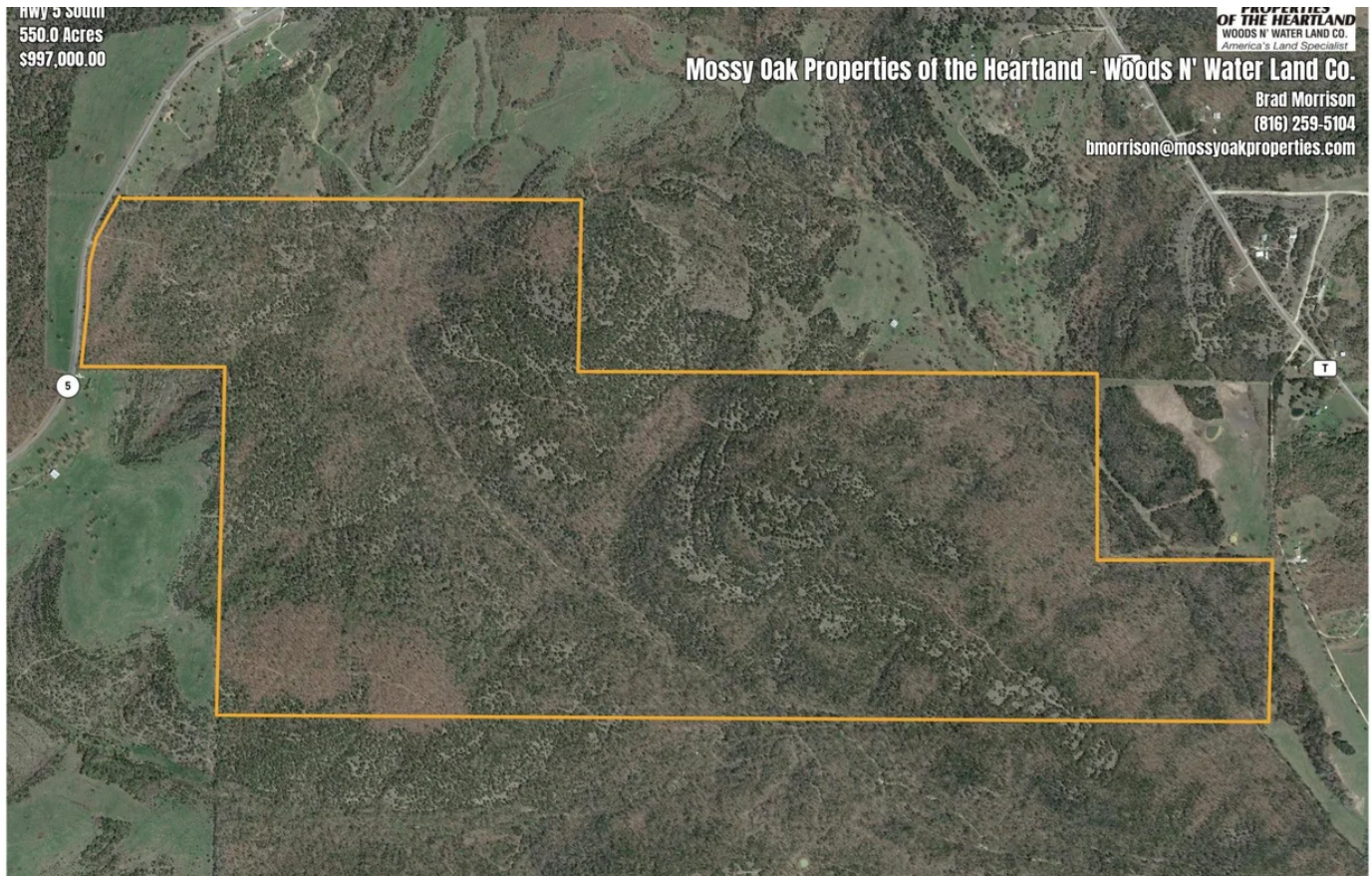


Ozark County Hunting/Recreational Farm
Hwy 5 South
Gainesville, MO 65655

\$997,000
549 +/- acres
Ozark County



Ozark County Hunting/Recreational Farm Gainesville, MO / Ozark County

SUMMARY

Address

Hwy 5 South

City, State Zip

Gainesville, MO 65655

County

Ozark County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

36.558573 / -92.483876

Acreage

549

Price

\$997,000

Property Website

<https://mossyoakproperties.com/property/ozark-county-hunting-recreational-farm-ozark-missouri/25384/>



Ozark County Hunting/Recreational Farm Gainesville, MO / Ozark County

PROPERTY DESCRIPTION

Beautiful Ozark County timber property just minutes from Bull Shoals Lake. This 549 acres m/l is located just South of Gainesville, MO in the Timber Knob area with almost 1/4 mile of road frontage on Hwy 5.

This timbered acreage is loaded with whitetail deer, wild turkey & black bear plus there are a lot of other critters running around as well to keep the outdoorsman busy! Click on the "Play Video" icon for a Full Drone View of this property!.....Make sure you turn the volume up for the 2nd video and listen to the water coming out of one of the numerous springs on this ground!

Several creeks and springs thru-out the property and a good supply of marketable timber with mainly Oak and Cedar. There are several cedar glades to hide the wise old bucks that call this home and I saw several white oaks for a food supply and several buck rubs. Many areas of the property could be made into food plots and several cedar glades could be cleared and put into grass if you want to run livestock. The road system thru the property disperses to several locations and the main road from Hwy 5 has been graveled and has a great base to it if you are looking at building a home or cabin. Sellers have priced this to SELL so don't hesitate to call for a viewing!

This truly is a diamond in the ruff property that has unique characteristics and is located approx. 2 miles from the Arkansas line with several scenic view spots!

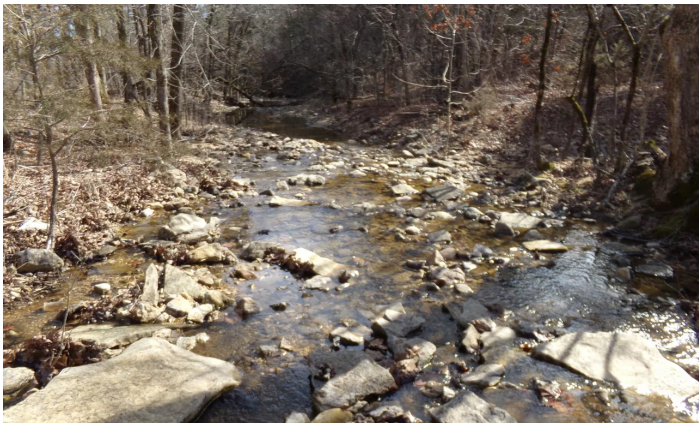
For all the amenities you can travel 14 miles South to Mountain Home, AR or 6 miles North to Gainesville. Pontiac Boat Dock at Pontiac, MO is 8 miles away and is a very well-known place to launch on Bull Shoals Lake and offers excellent fishing and a restaurant.

***Priced at ONLY \$1816 per acre!! Will not divide! ***

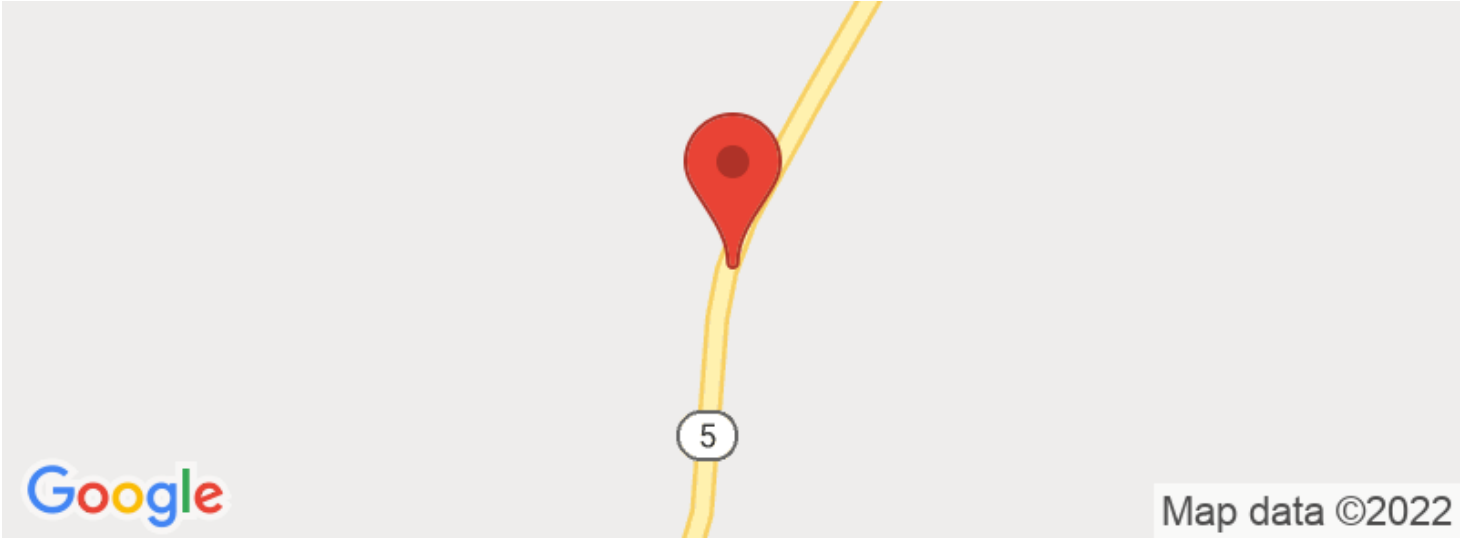
Call Brad at 816-922-9675 for more info.



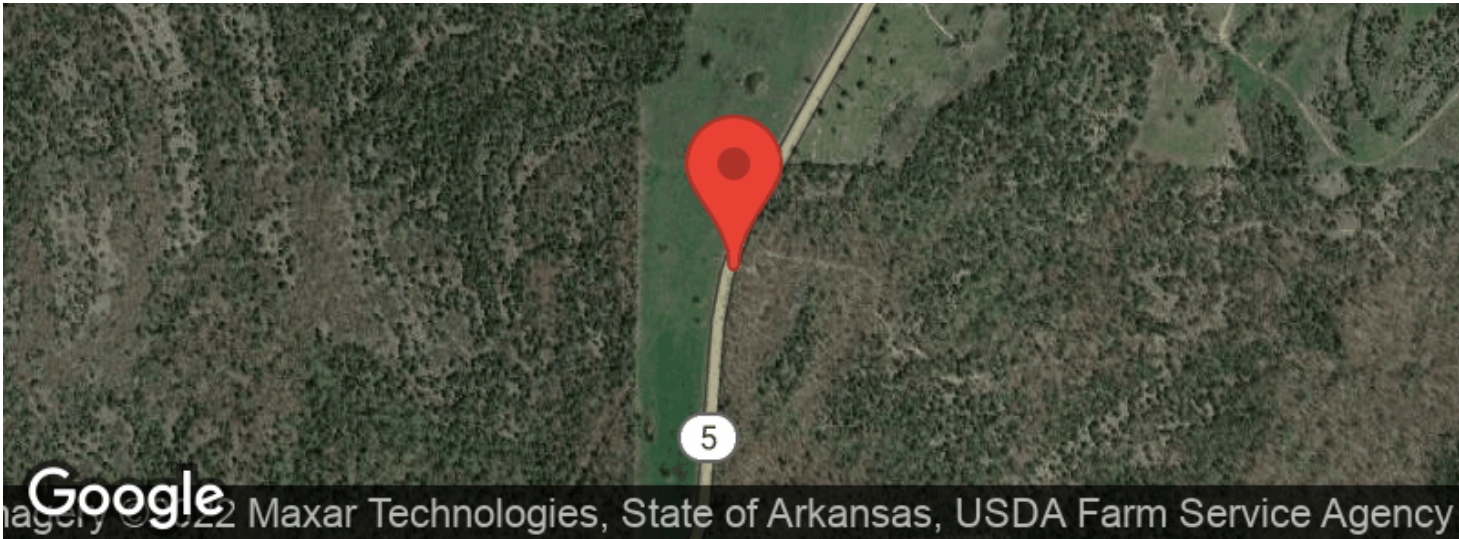
Ozark County Hunting/Recreational Farm
Gainesville, MO / Ozark County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Brad Morrison

Mobile

(816) 922-9675

Office

(816) 259-5104

Email

bmorrison@mossyoakproperties.com

Address

3709 A Mitchell Avenue

City / State / Zip

Saint Joseph, MO 64508

NOTES

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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