**80± AC of Prime Recreational Land in Bollinger Co.**
**123 Bush Drive**
**Zalma, MO 63787**

**$265,000**
**80± Acres**
**Bollinger County**









**MORE INFO ONLINE:**

**https://mossyoakproperties.com/**

## SUMMARY

**Address**
123 Bush Drive

**City, State Zip**
Zalma, MO 63787

**County**
Bollinger County

**Type**
Farms, Residential Property, Recreational Land, Single Family, Hunting Land, Ranches, Timberland

**Latitude / Longitude**
37.113695 / -90.176864

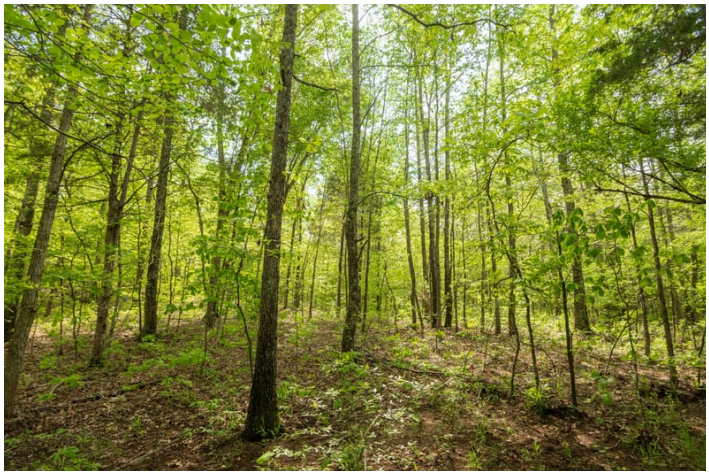
**Dwelling Square Feet**
900

**Bedrooms / Bathrooms**
2 / 1

**Acreage**
80

**Price**
$265,000

**Property Website**
www.mossyoakproperties.com





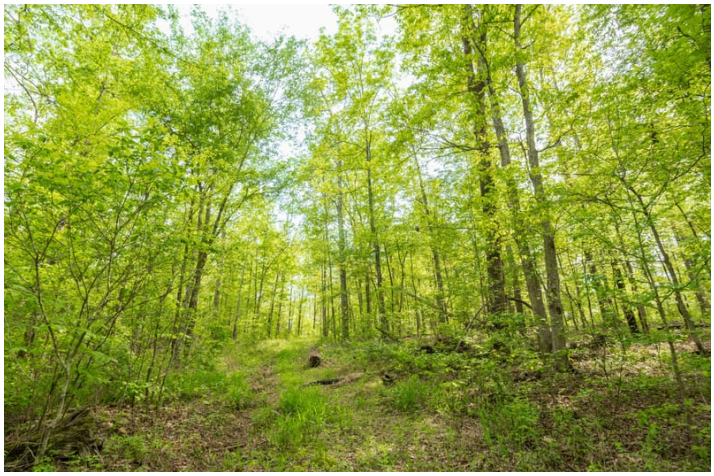


## PROPERTY DESCRIPTION

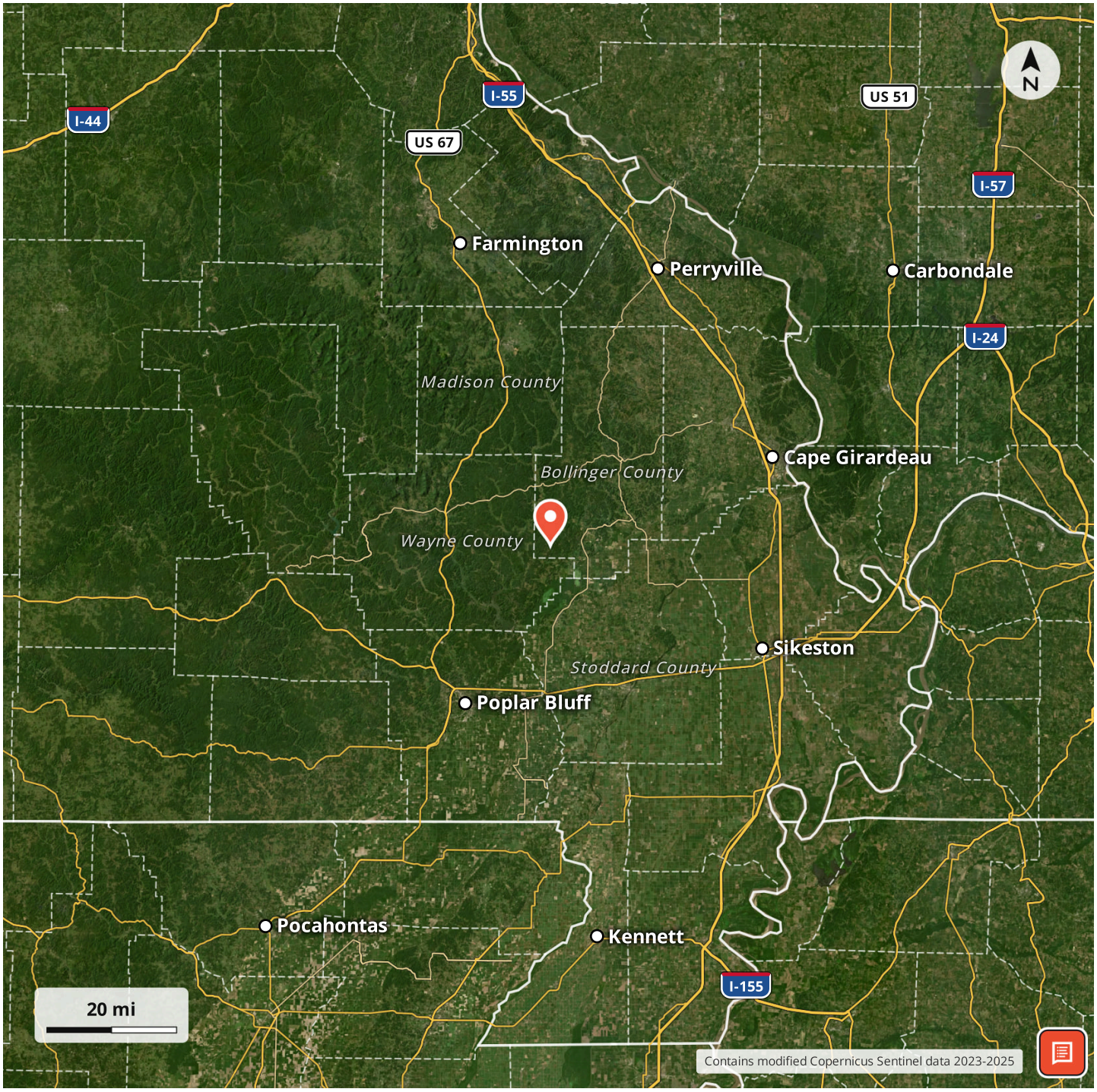
Discover your own piece of the Missouri wilderness with this stunning 80+/- acre tract nestled in the heart of Bollinger County. This secluded property offers both privacy and convenience making it perfect for outdoor enthusiasts. A hunting cabin already sits onsite providing a base camp for weekend getaways or extended stays. The land is a hunter's paradise, featuring a diverse mix of habitat types that attract a wide variety of wildlife. Mature timber, open clearings, and thick bedding cover create ideal conditions for whitetail deer, turkey, and other game species. Brush Creek runs through the center of the property, enhancing both the aesthetic appeal and the wildlife draw year round. A strategically placed food plot further supports game activity, making this a turnkey hunting retreat. Whether you're seeking a recreational escape or a long-term land investment, this property has it all!



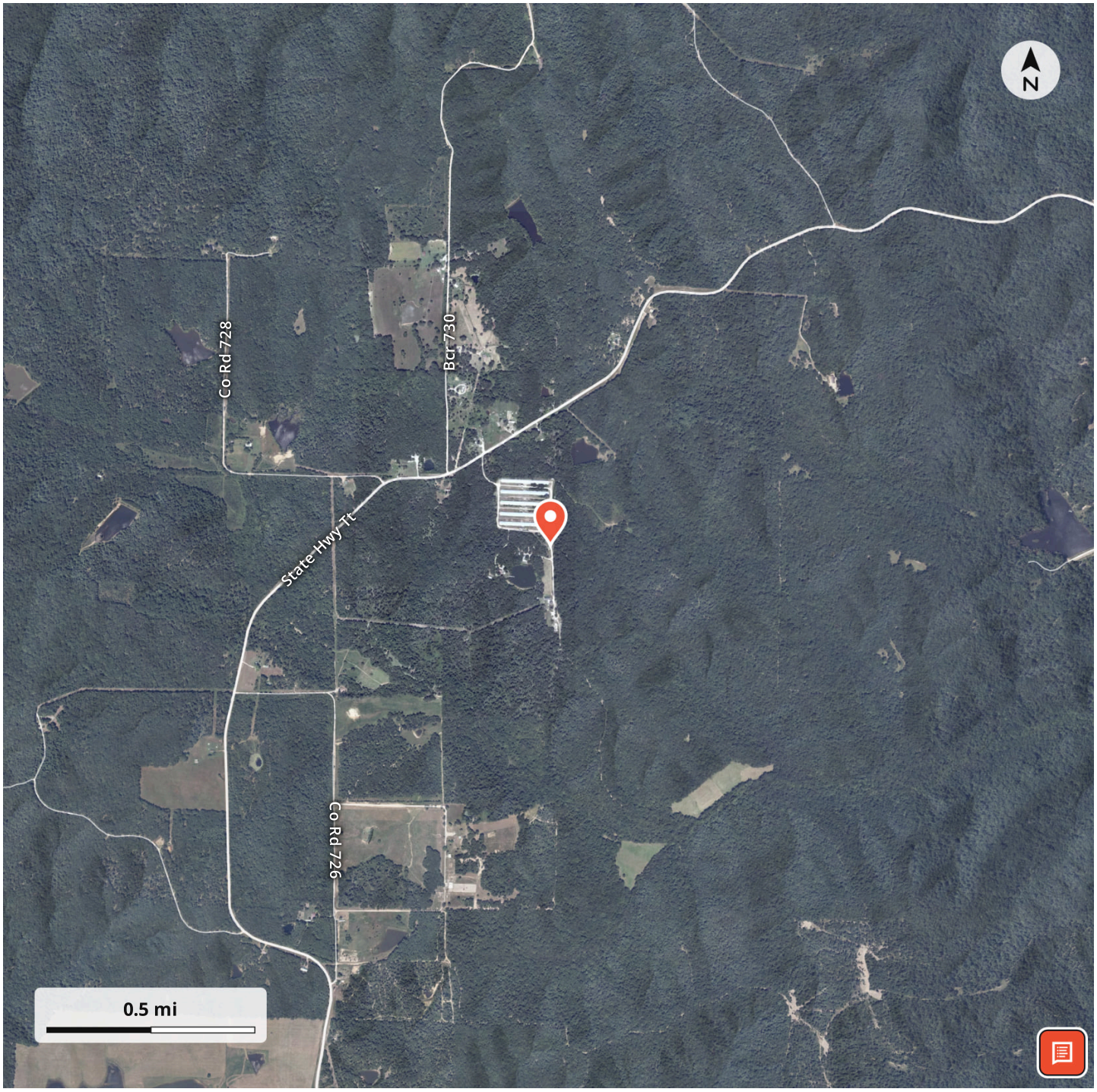




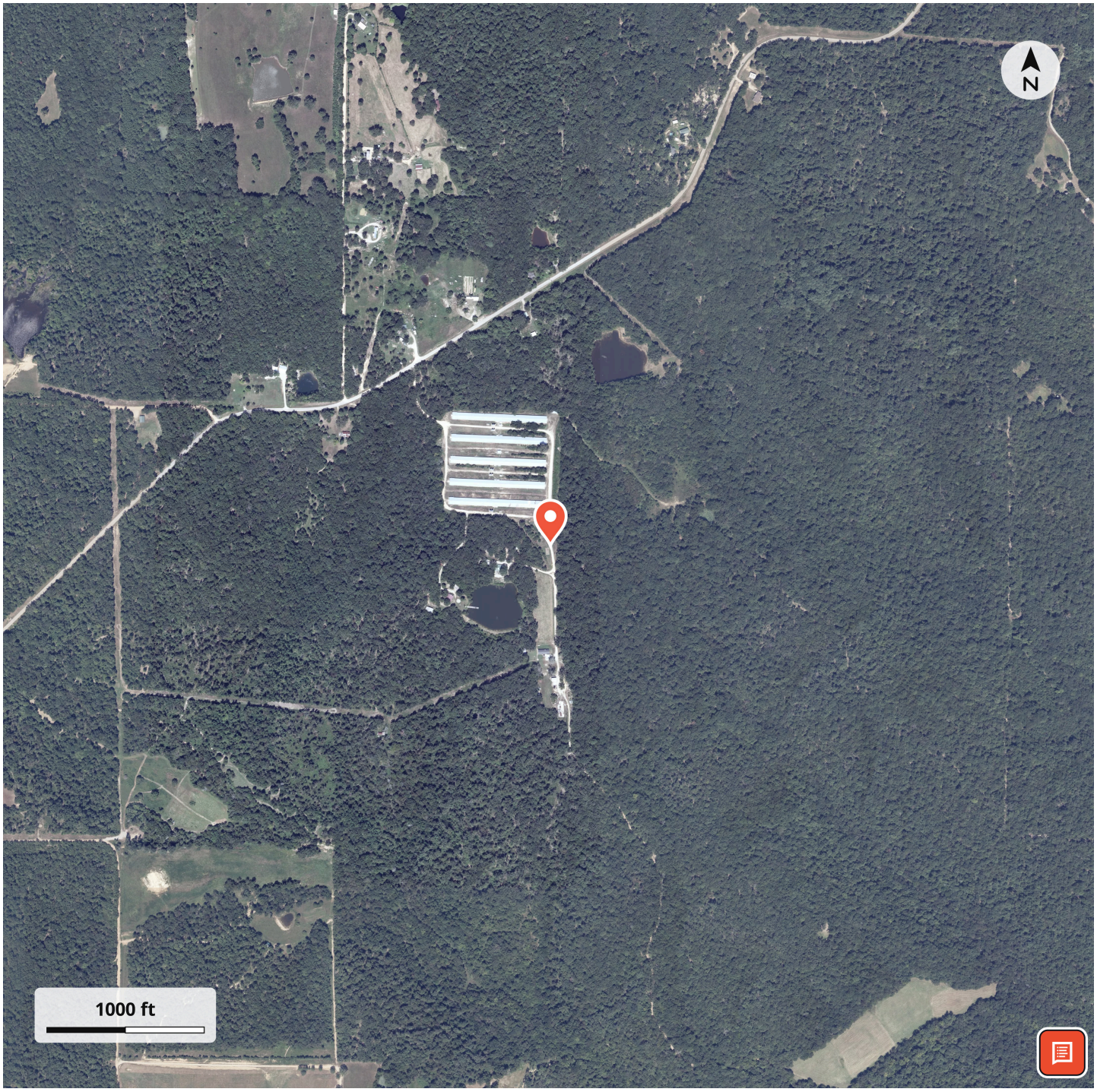

# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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Poplar Bluff, MO 63901

## NOTES

**NOTES**

## DISCLAIMERS

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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.

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