

Charming Riverfront Property  
000 State Highway KK  
Fordland, MO 65652

**\$495,000**  
30± Acres  
Christian County



**Charming Riverfront Property  
Fordland, MO / Christian County**

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**SUMMARY**

**Address**

000 State Highway KK

**City, State Zip**

Fordland, MO 65652

**County**

Christian County

**Type**

Farms, Hunting Land, Business Opportunity, Lot, Horse Property, Riverfront, Undeveloped Land, Recreational Land

**Latitude / Longitude**

37.058859 / -92.967117

**Acreage**

30

**Price**

\$495,000

**Property Website**

<https://mossyoakproperties.com/property/charming-riverfront-property/christian/missouri/76816/>



## Charming Riverfront Property Fordland, MO / Christian County

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### **PROPERTY DESCRIPTION**

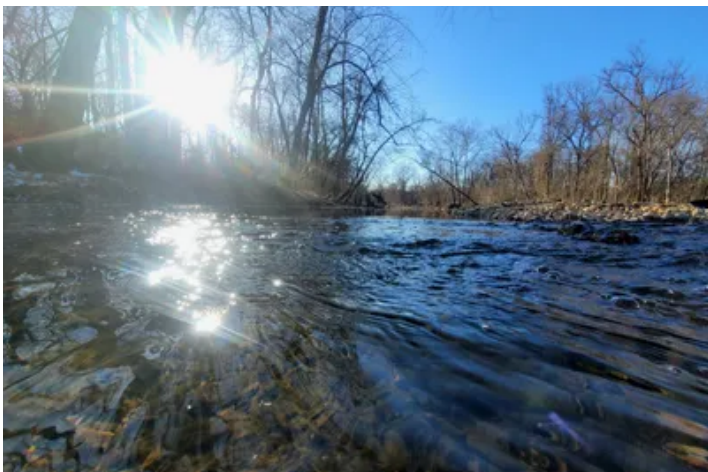
Nestled in a picturesque setting, this expansive 30-acre property offers an enchanting blend of natural beauty and modern convenience. With 700 feet of pristine Finley Creek frontage, this land provides a serene and idyllic environment that is perfect for those seeking a tranquil retreat or a place to build their dream home. Creek frontage provides ample opportunities for fishing, kayaking, or simply enjoying the soothing sounds of the flowing water. The creekfront area is a haven for wildlife and offers a peaceful escape from the hustle and bustle of everyday life. The property also boasts an open pasture that is ideal for farming, grazing livestock, or simply enjoying the expansive green space. A mixture of woods adds to the charm, offering a diverse landscape that is perfect for outdoor enthusiasts. The property is perimeter fenced. With a well and electric already onsite, the property is primed for development. Whether you're looking to build a permanent residence, a vacation home, or a hobby farm, the essential utilities are already in place. Near to the towns of Ozark and Springfield, this property offers the perfect balance of seclusion and accessibility. Whether you're looking to enjoy the bustling city life or the peaceful countryside, this location provides easy access to both. Enjoy a peaceful retreat, build your dream home, or use as an investment opportunity, this property has everything you need and more. Don't miss the chance to own a piece of paradise in this stunning location.

To find out more about this property and others like it call or text Dustin Lewis at [417-839-1899](tel:417-839-1899) or email [Dlewis@mossyoakproperties.com](mailto:Dlewis@mossyoakproperties.com)

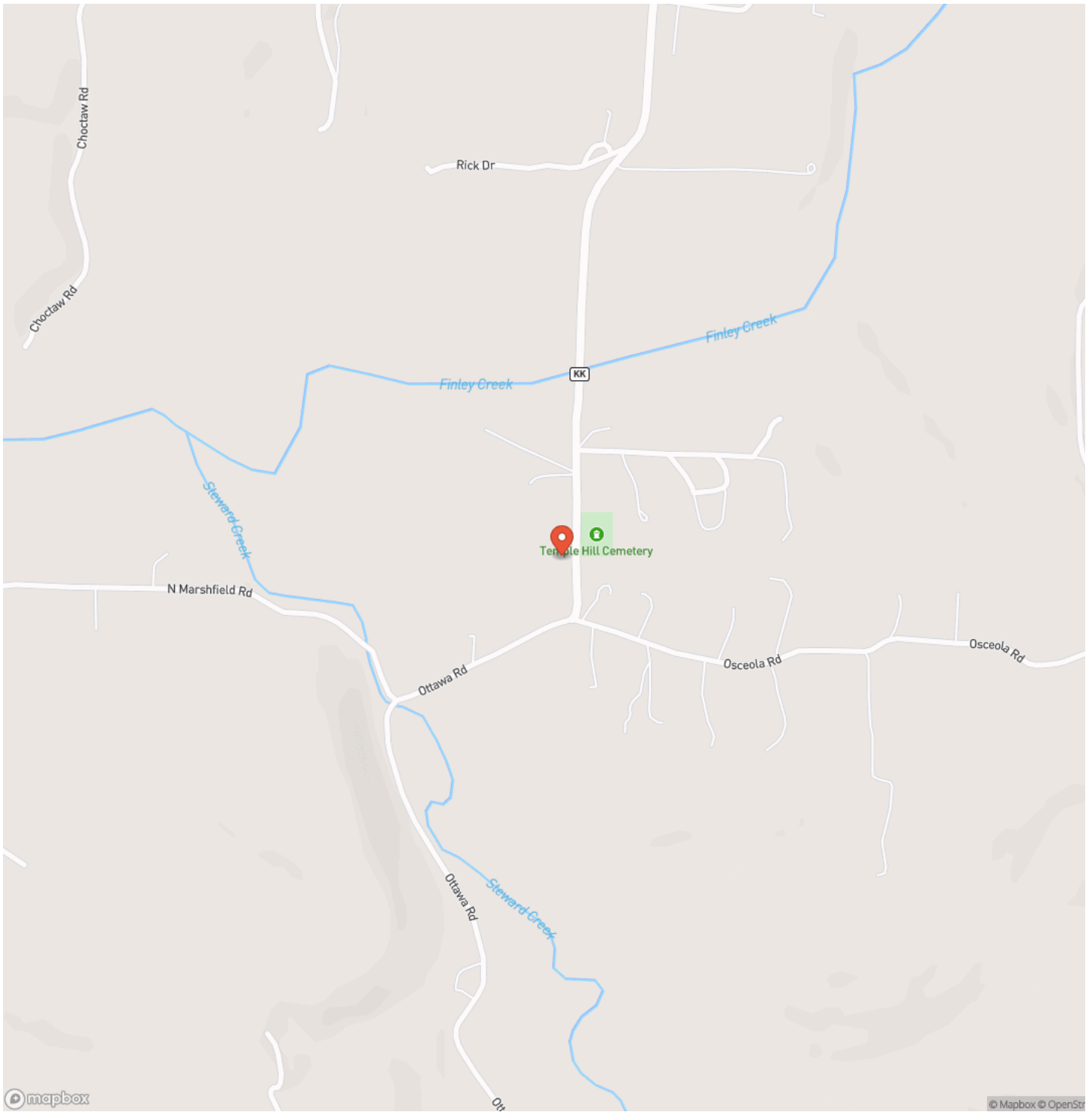
<https://www.mossyoakproperties.com/agent/dustin-lewis/>

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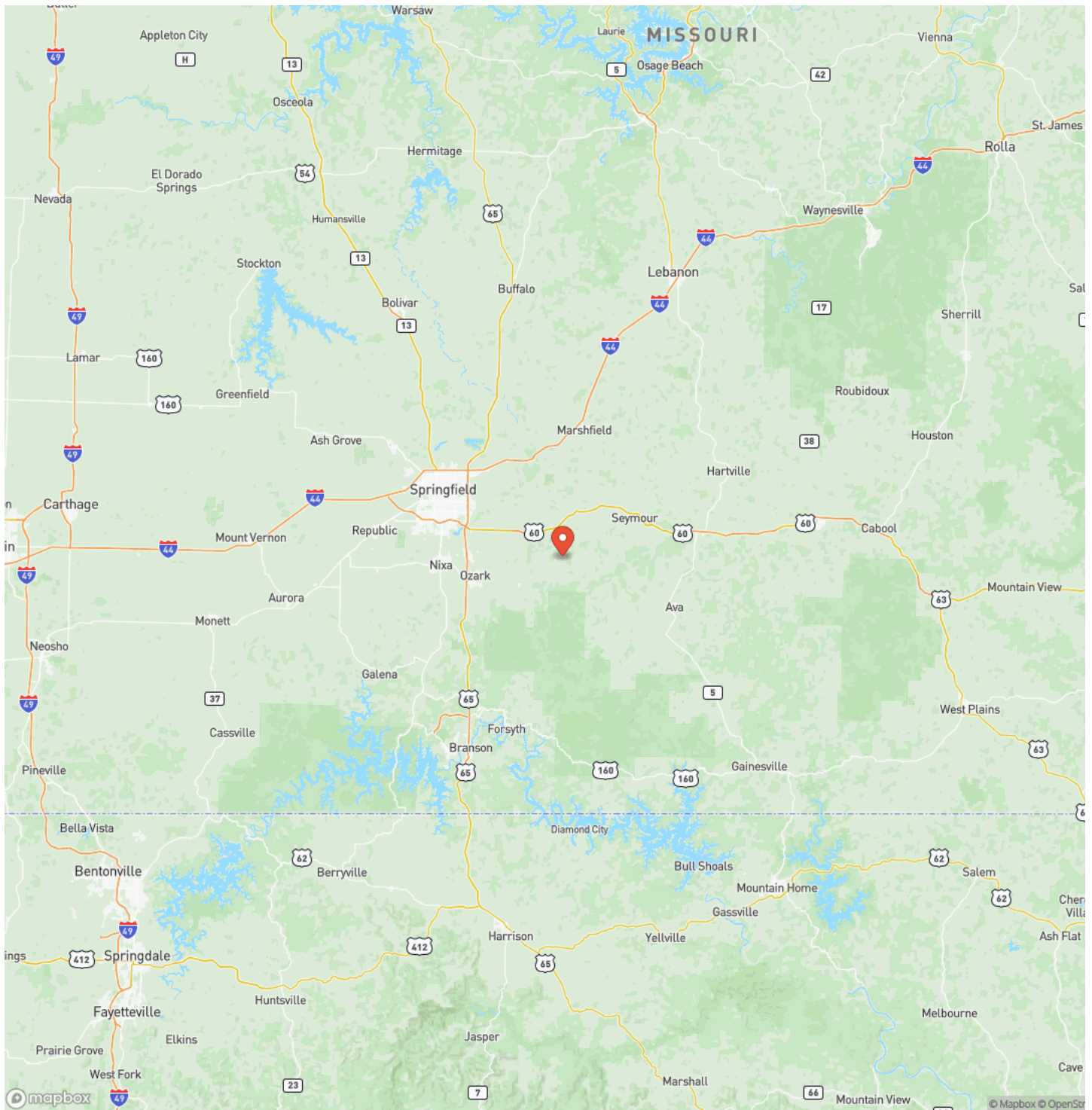
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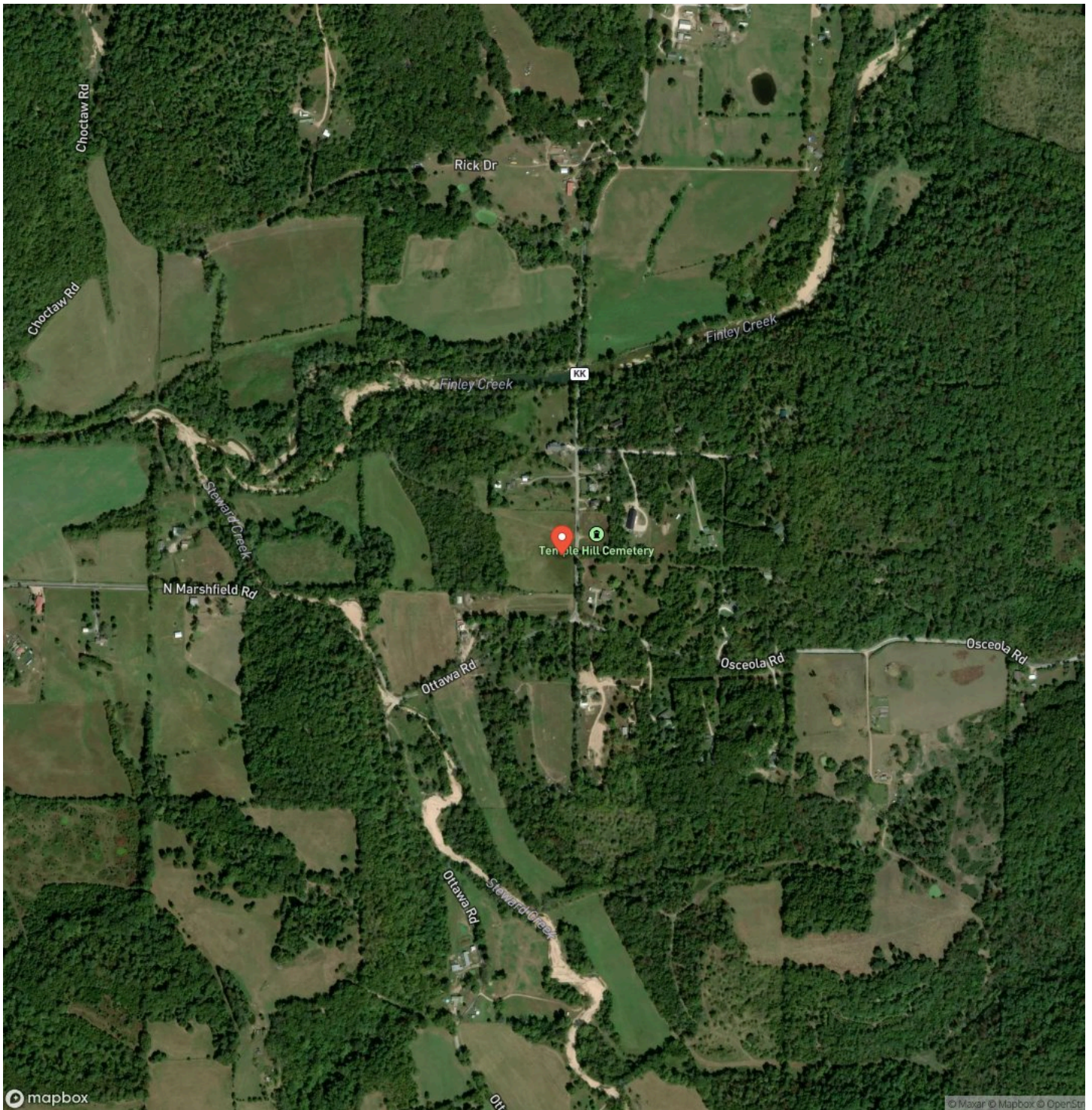
## Locator Map



# Locator Map



## Satellite Map







## **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.

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