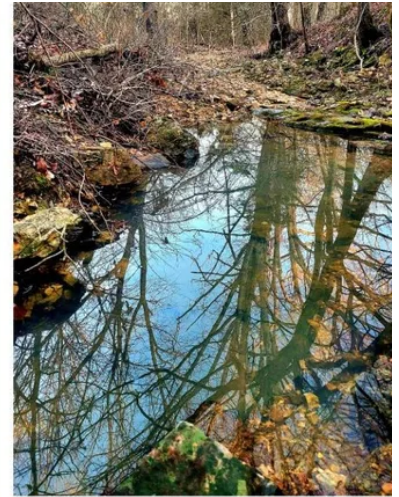
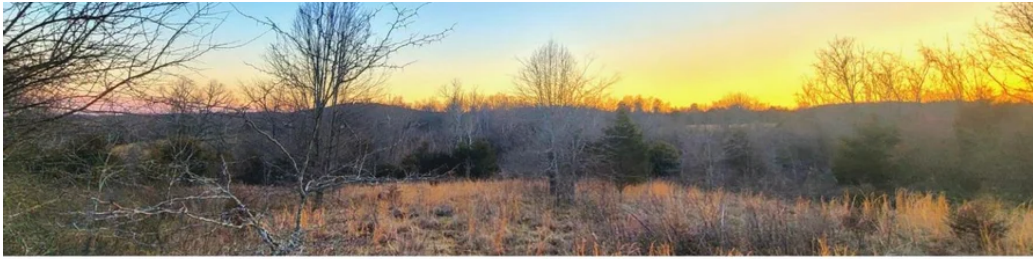


Rail Hollow Ranch, Theodosia  
0000 US Highway 160  
Theodosia, MO 65761

**\$50,000**  
11± Acres  
Ozark County



## Rail Hollow Ranch - Lot 32

Theodosia, Missouri  
10.9 acres



**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**



**Rail Hollow Ranch, Theodosia**  
**Theodosia, MO / Ozark County**

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**SUMMARY**

**Address**

0000 US Highway 160

**City, State Zip**

Theodosia, MO 65761

**County**

Ozark County

**Type**

Lot, Single Family, Residential Property

**Latitude / Longitude**

36.587043 / -92.717265

**Taxes (Annually)**

123

**Acreage**

11

**Price**

\$50,000

**Property Website**

<https://mossyoakproperties.com/property/rail-hollow-ranch-theodosia-ozark-missouri/37335/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## Rail Hollow Ranch, Theodosia Theodosia, MO / Ozark County

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### **PROPERTY DESCRIPTION**

11 acres available in Rail Hollow Ranch, located in the quaint little town of Theodosia. It features two ponds, an open field on the lower west side, and a creek. On this property, you'll see lots of wildlife including ducks, deer and turkey. There are deer tracks galore! Would be a perfect location for your future lake home as it is six miles to a boat launch on the beautiful Bull Shoals Lake. This lake spans over 45,000 acres, and it is a great destination for your water activities from sport fishing, skiing, to wake boarding. Living in this remote small town, you're sure to not feel crowded or overwhelmed by traffic or tourists. What a perfect place to retire and call home! Call me today for more information [. 417-839-1899](tel:417-839-1899)

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

**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**

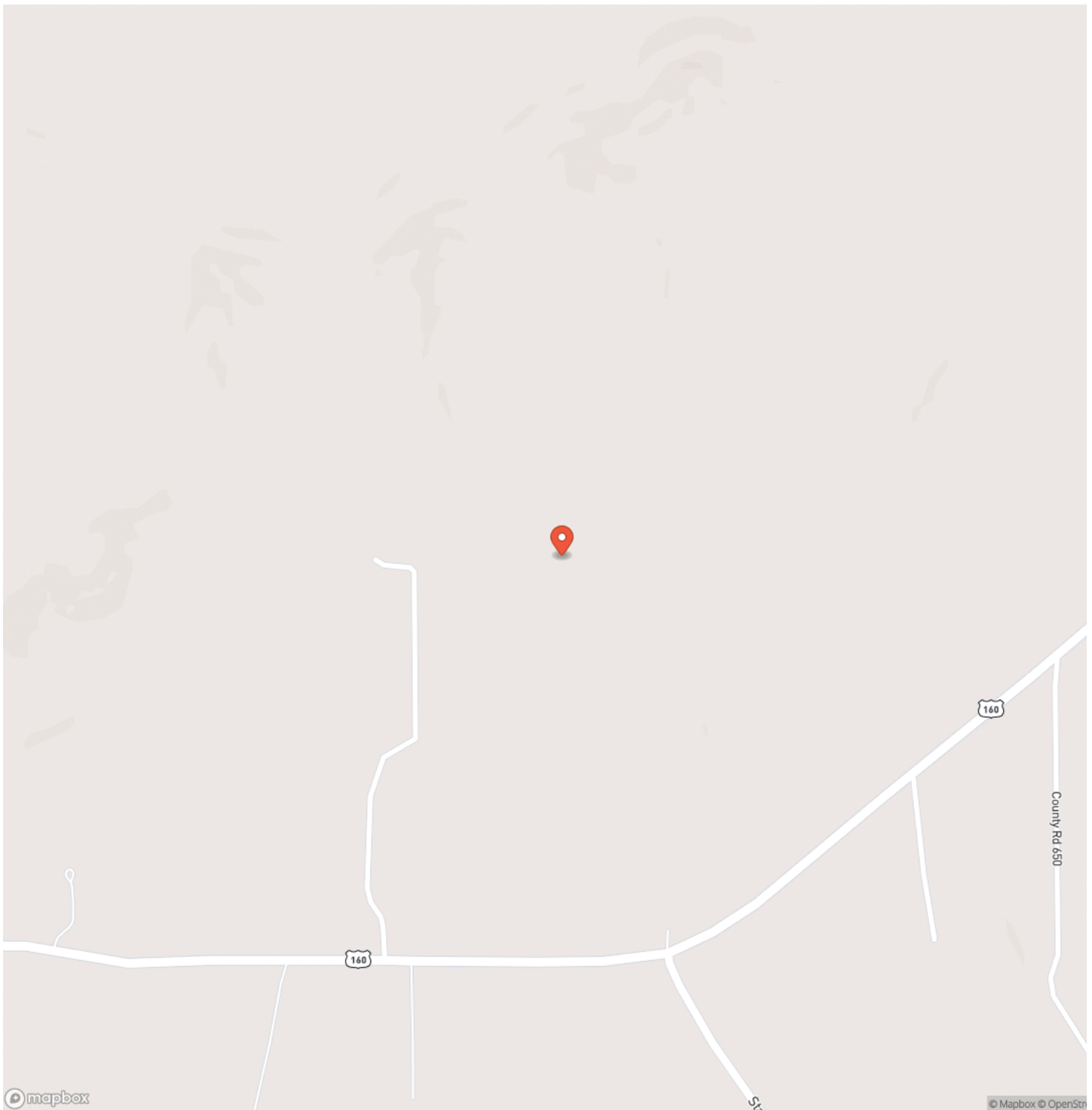


Rail Hollow Ranch, Theodosia  
Theodosia, MO / Ozark County

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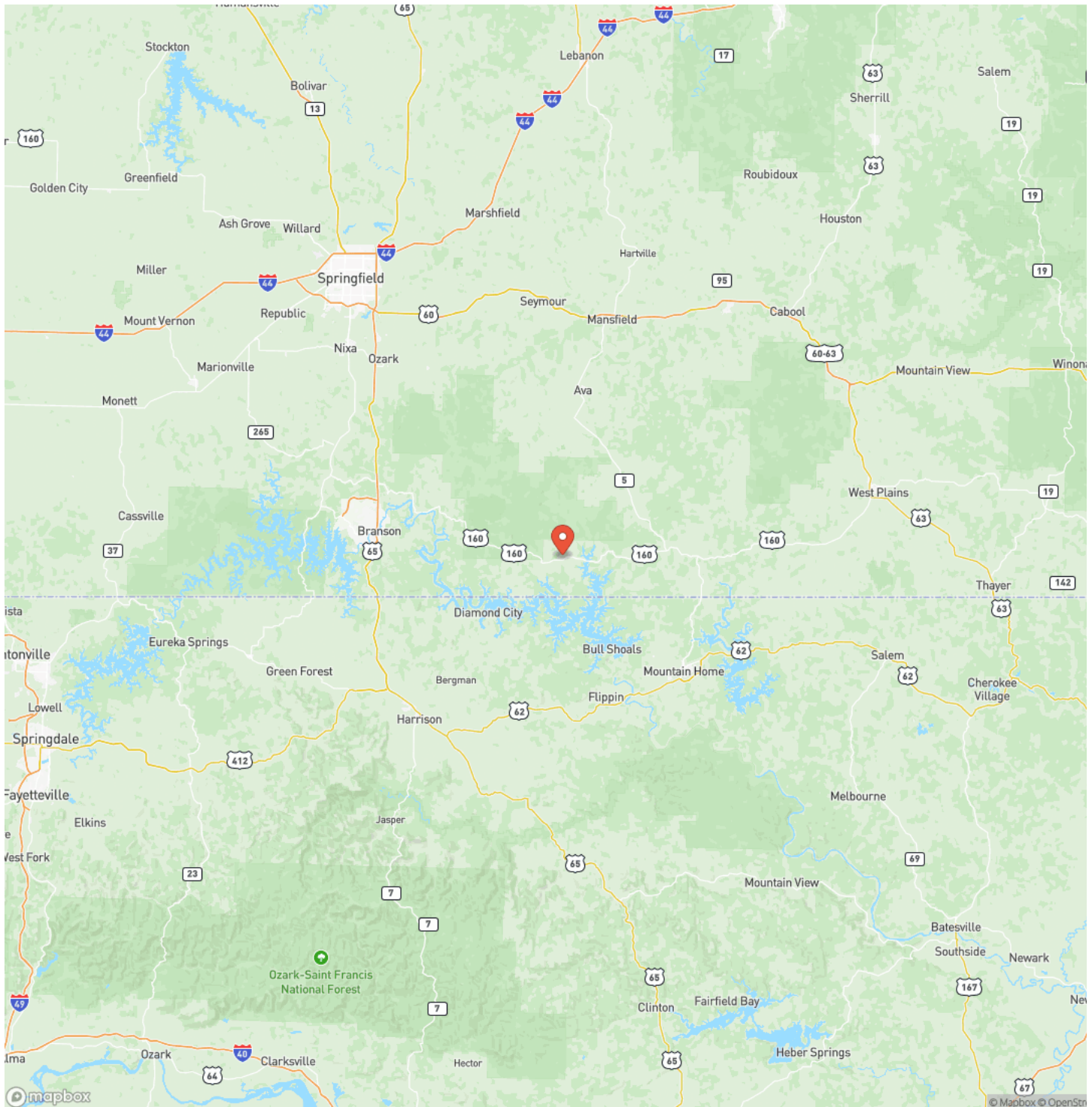


## Locator Map



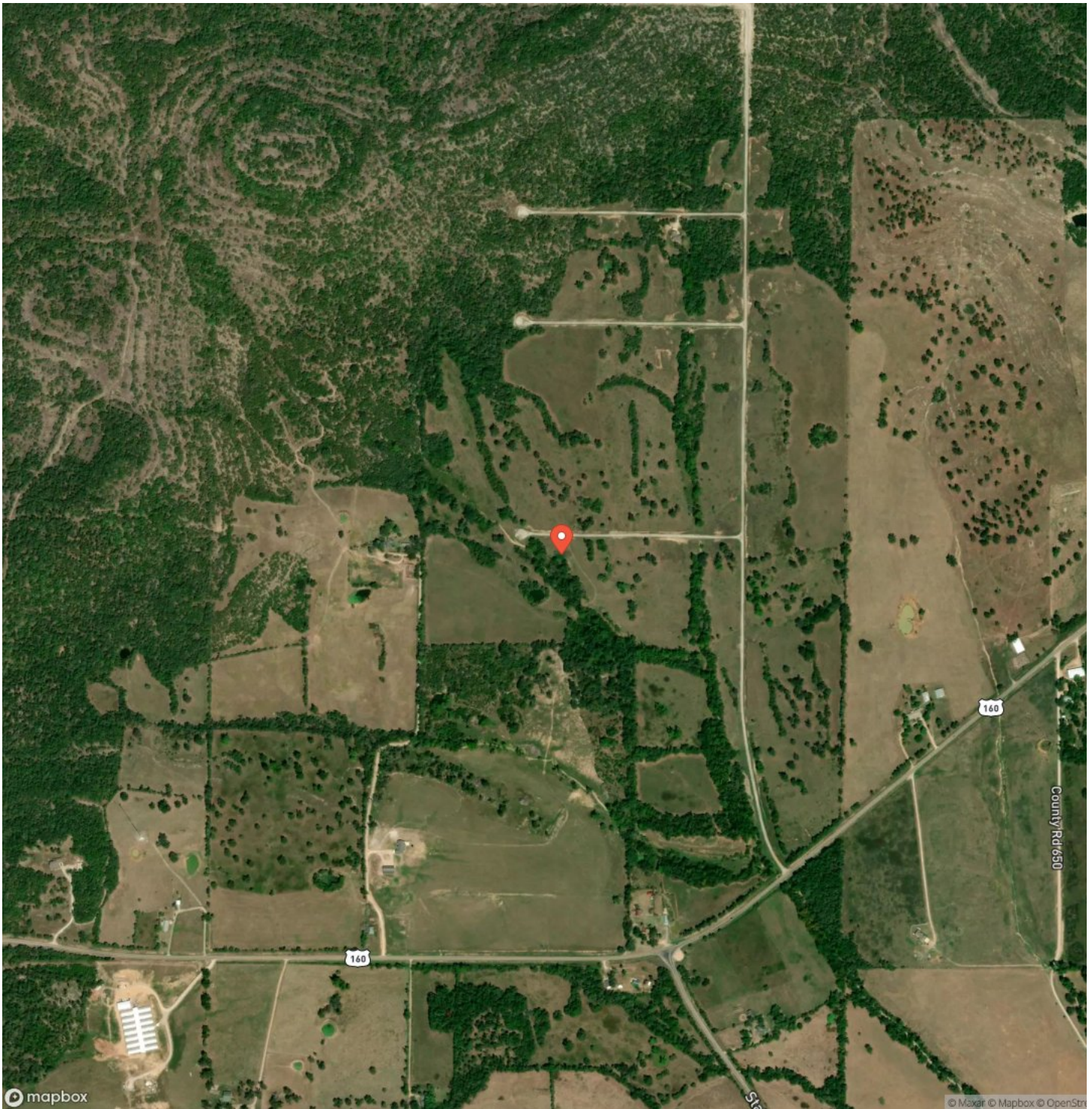


## Locator Map





## Satellite Map



## Rail Hollow Ranch, Theodosia

### Theodosia, MO / Ozark County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Lewis

## Mobile

(417) 839-1899

## Office

(417) 934-5263

## Email

dlewis@mossyoakproperties.com

**Address**

412 W US 60 Ste E

## City / State / Zip

Saddlebrooke, MO 65630

## 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, 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 relation 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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