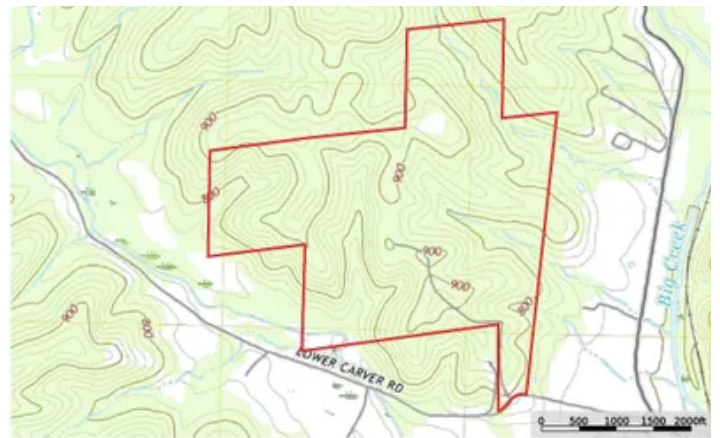


Ozark Wilderness Retreat
470 County Road 118
Annapolis, MO 63670

\$799,999
297± Acres
Iron County



Ozark Wilderness Retreat
Annapolis, MO / Iron County

SUMMARY

Address

470 County Road 118

City, State Zip

Annapolis, MO 63670

County

Iron County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

37.4266 / -90.7092

Acreage

297

Price

\$799,999

Property Website

<https://livingthedreamland.com/property/ozark-wilderness-retreat-iron-missouri/89375/>



PROPERTY DESCRIPTION

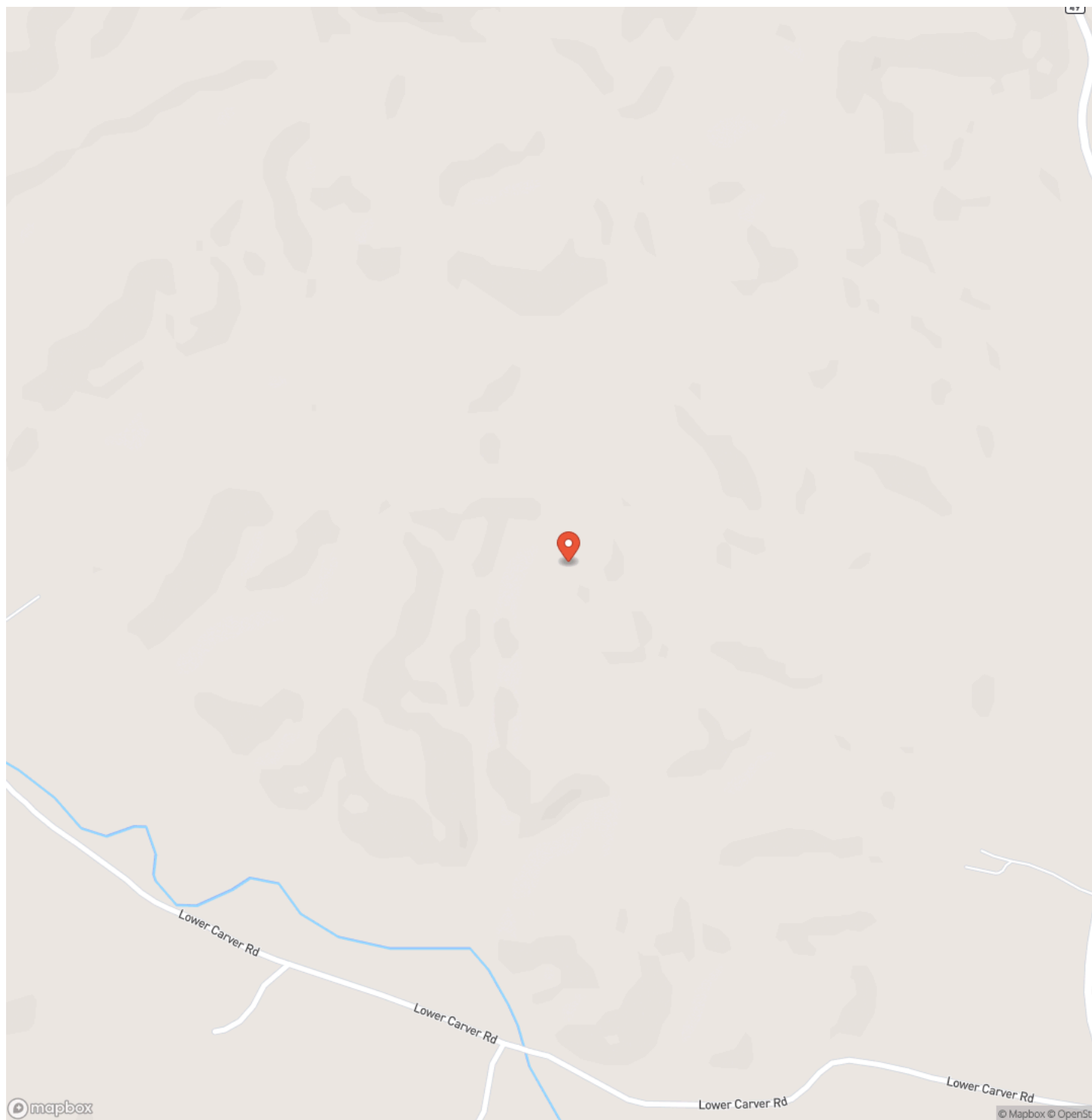
297 acres in the Ozark Mountain range offering outstanding hunting, recreation, and investment opportunity. This diverse property features a year-round creek, five wildlife ponds, five food plots, and an established trail system for easy access. Abundant wildlife includes whitetail deer, turkey, quail, bobcat, and black bear. Managed under USDA/MDC timber programs, the land holds both natural beauty and marketable timber value. Improvements include a 30x40 pole barn with concrete floor, garage door, and entry door; a 50' two-bedroom, one-bath living trailer with electricity; and a 40' Conair unit with side door for storage. The property also includes chestnut trees, pecan trees, and wildflowers that add seasonal beauty. Easily accessed from a paved blacktop road, this tract is ideal for hunting, fishing, ATV riding, hiking, camping, or a private family retreat. A rare chance to own nearly 300 acres in the Southeast Missouri Ozarks with live water and improvements already in place.



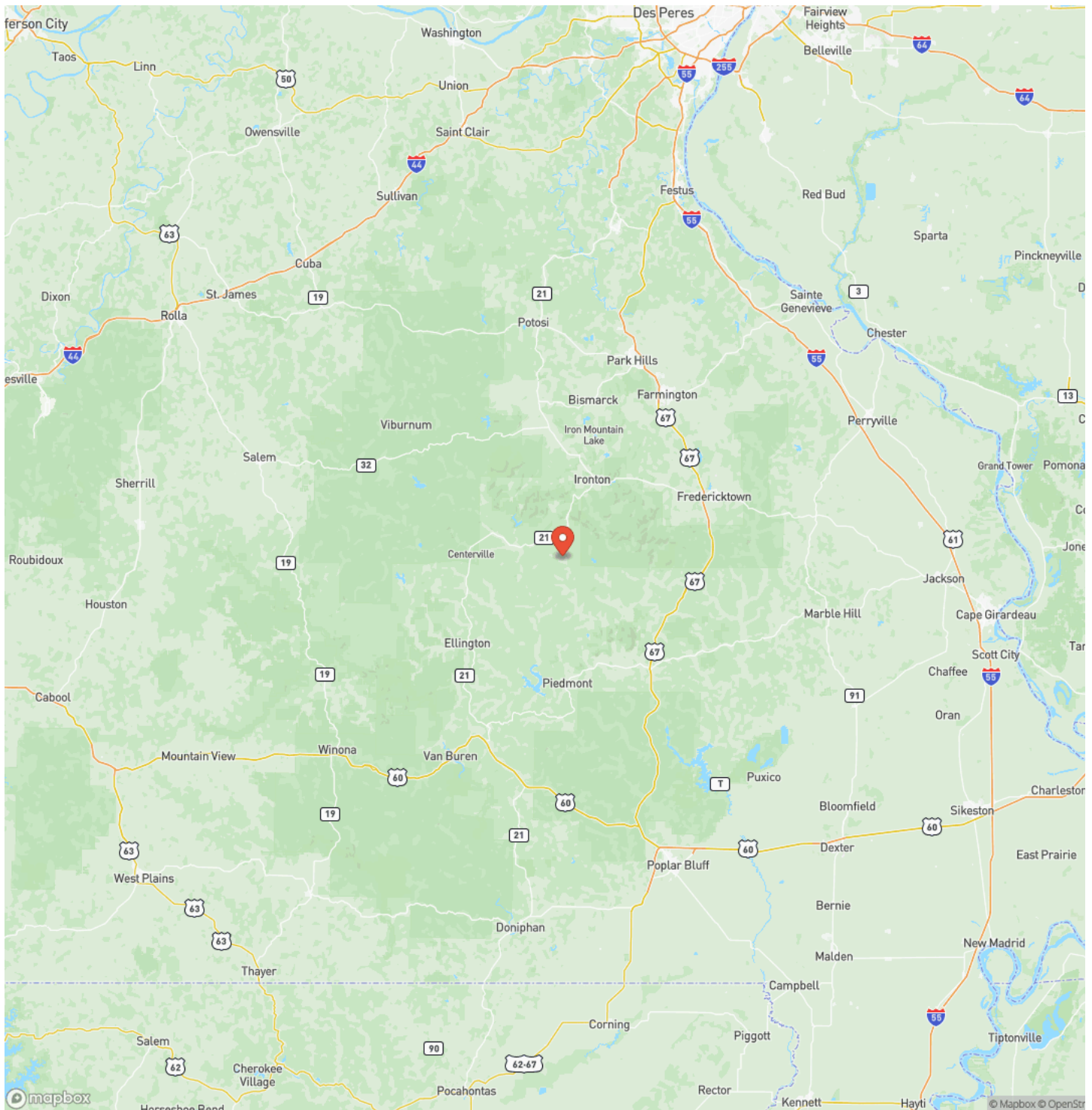
Ozark Wilderness Retreat
Annapolis, MO / Iron County



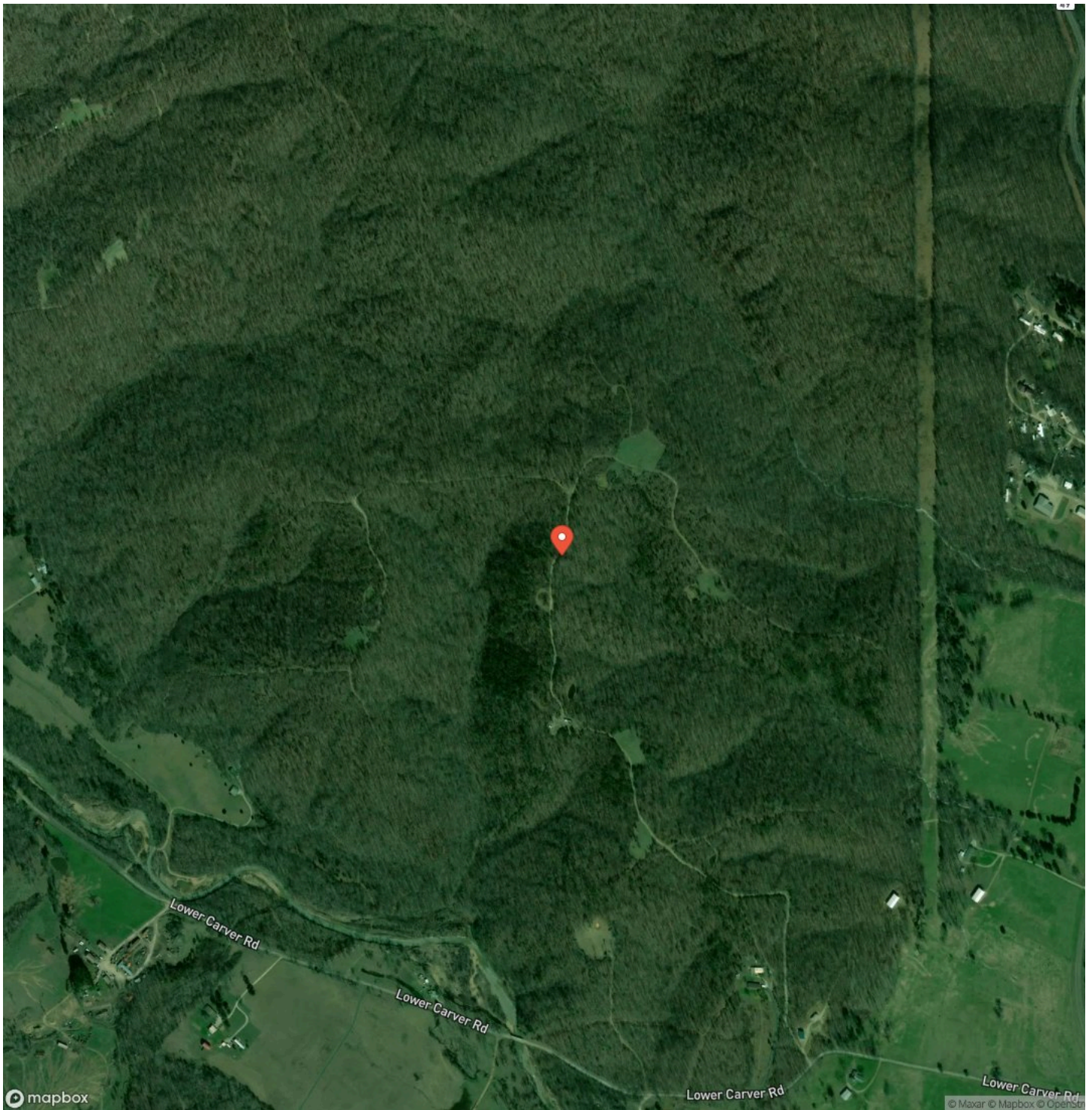
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Cureton

Mobile

(573) 561-4400

Office

(855) 289-3478

Email

lance@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



<https://livingthedreamland.com/>

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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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