

000 Chicopee Road Van Buren Mo
000 Chicopee Road
Van Buren, MO 63965

\$1,200,000
123± Acres
Carter County



000 Chicopee Road Van Buren Mo
Van Buren, MO / Carter County

SUMMARY

Address

000 Chicopee Road

City, State Zip

Van Buren, MO 63965

County

Carter County

Type

Farms, Hunting Land, Residential Property, Undeveloped Land, Timberland, Riverfront, Horse Property, Business Opportunity

Latitude / Longitude

36.982851 / -91.002255

Taxes (Annually)

913

Dwelling Square Feet

1100

Bedrooms / Bathrooms

3 / 1

Acreage

123

Price

\$1,200,000

Property Website

<https://redcedarland.com/detail/000-chicopee-road-van-buren-mo-carter-missouri/28592/>



PROPERTY DESCRIPTION

Here's your chance to own one of the few River Farms that still exist on the upper Current River. 123 Acres with over half of a mile of river frontage. This Unique Property borders the Ozark National Scenic Riverways, and Federal Park. That area is a wildlife refuge that hasn't allowed hunting in over 70 years. The deer hunting on this farm is as good as it gets in Southern Missouri. The owner of this property and a few select people that have been allowed to hunt there have seen and harvested some of the biggest whitetail known to this area. It is currently outfitted with two redneck blinds that go with the property. These two blinds are in locations near the refuge boundary where deer pour out of the timber to these lush green bottom fields in the evenings. Don't miss your chance to own a legendary Whitetail haven on one of the most beautiful river systems on the planet. Call me today for a showing.



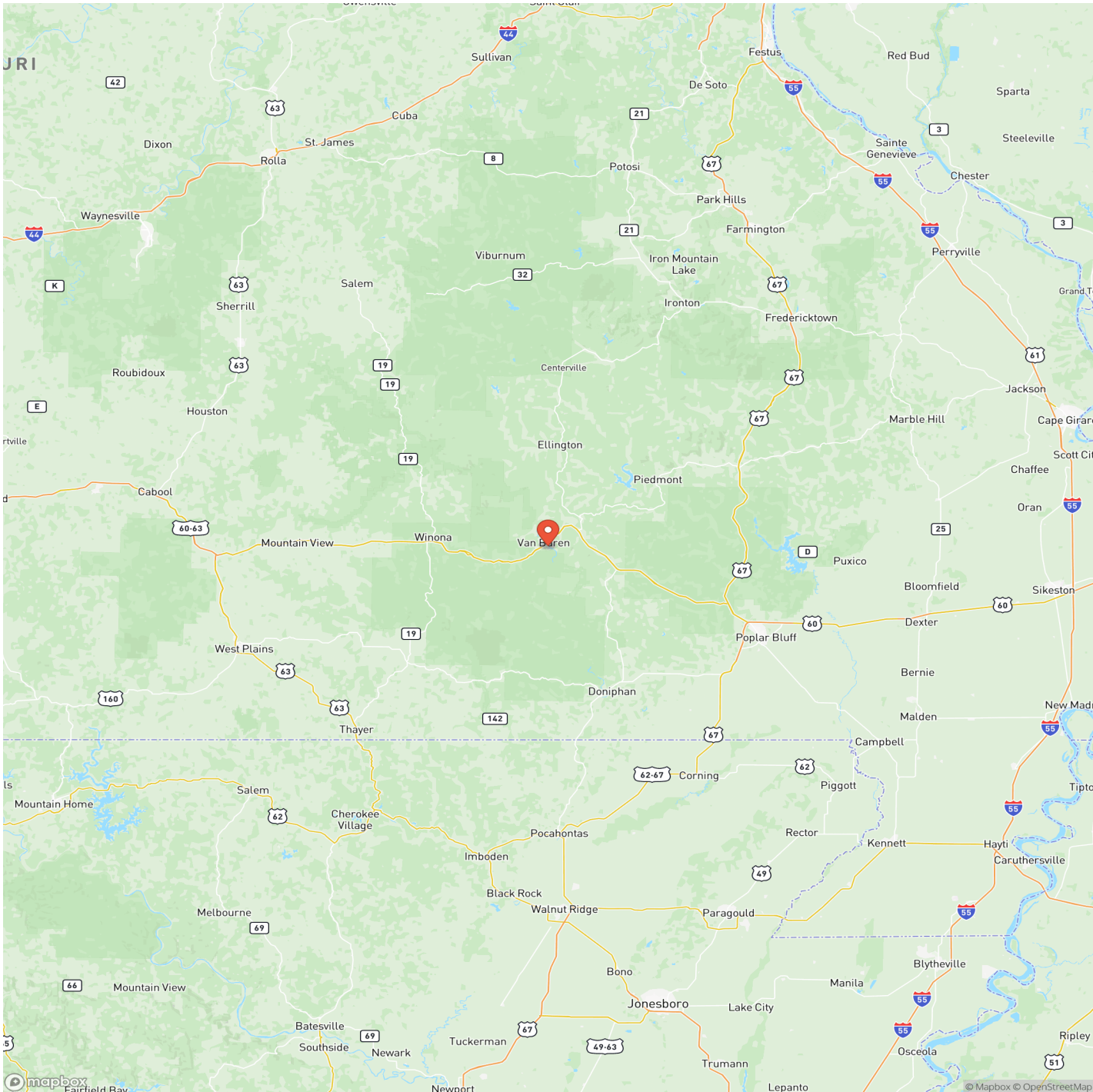


Locator Map



000 Chicopee Road Van Buren Mo
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Locator Map

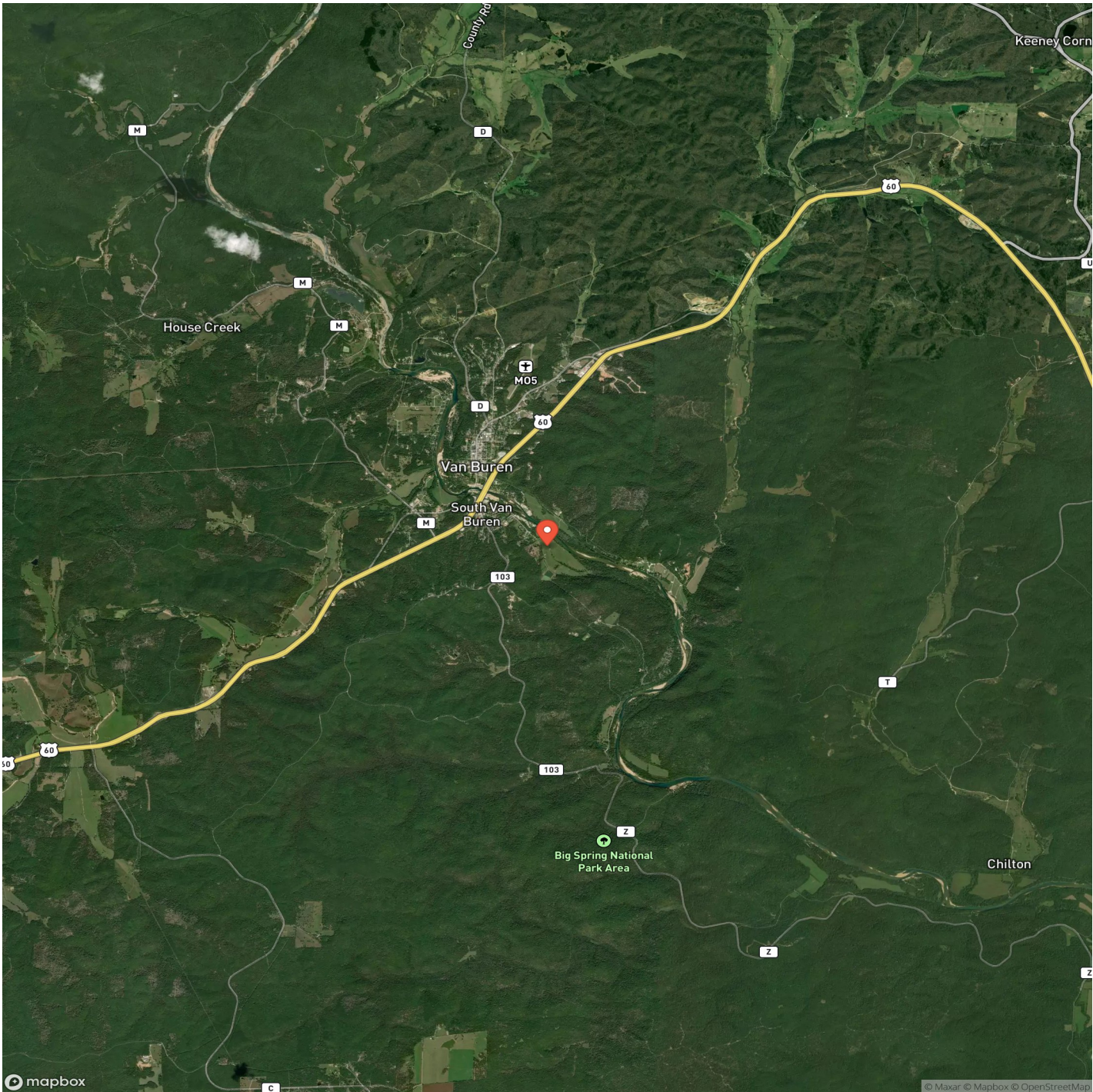


MORE INFO ONLINE:

redcedarland.com

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Satellite Map



000 Chicopee Road Van Buren Mo
Van Buren, MO / Carter County

LISTING REPRESENTATIVE

For more information contact:



Representative

Anthony Rodebush

Mobile

(417) 689-3080

Email

rodebush@redcedarland.com

Address

City / State / Zip

Van Buren, MO 63965

NOTES



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.



Red Cedar Land Co.
2 NE 10th ave
St John, KS 67576
(620) 546-3746
redcedarland.com

