

**Henry County**  
**12863 SE Hwy Z**  
**Deepwater, MO 64740**

**\$419,400**  
**120± Acres**  
**Henry County**





## Henry County

### Deepwater, MO / Henry County

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## SUMMARY

**Address**

12863 SE Hwy Z

**City, State Zip**

Deepwater, MO 64740

**County**

Henry County

**Type**

Recreational Land, Residential Property, Hunting Land, Lakefront

**Latitude / Longitude**

38.23844 / -93.52620

**Acreage**

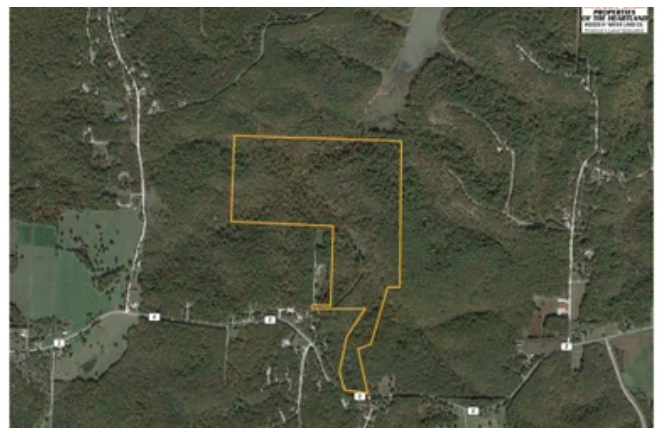
120

**Price**

\$419,400

**Property Website**

<https://mossyoakproperties.com/property/henry-county-henry-missouri/26073/>



## **PROPERTY DESCRIPTION**

Truman Lake Recreational Land that Joins the Corp Ground!!.... Price Reduction 5/3/2022!!

You don't want to miss this opportunity to own 120 +/- acres of wooded solitude with access off blacktop Route Z in Henry County with the East boundary joining Benton County. Not to many of these properties still available around the lake....There is a smaller home in the middle of the property with water & electric that with a little TLC could be fixed into a livable home or would be an Awesome hunting camp! Loaded with deer, turkey & small game with food plots in place and trails thru-out the property and even an old road that goes to Truman Lake from the back of the property!

Seller had a documented timber cruise evaluation done where it was estimated there is more than \$80,000 of harvestable timber that could be cut off the property!

Property is only 15 minutes to Warsaw, MO & 25 minutes from Clinton, MO

Call Brad Morrison for more info - [816-922-9675](tel:816-922-9675)

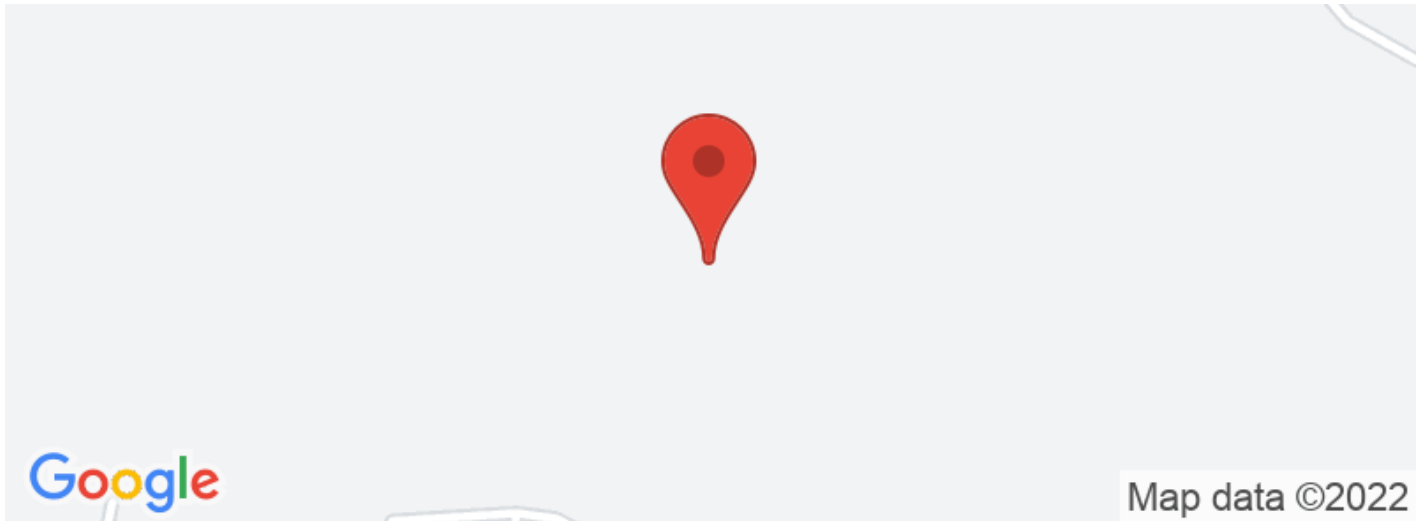
**Henry County**  
**Deepwater, MO / Henry County**

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## Locator Maps



## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

### Representative

Brad Morrison

### Mobile

(816) 922-9675

### Office

(816) 259-5104

### Email

bmorrison@mossyoakproperties.com

### Address

3709 A Mitchell Avenue

### City / State / Zip

Saint Joseph, MO 64508

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## NOTES

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## NOTES

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## **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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**Mossy Oak Properties Woods N Water Land Co**  
**3709A Mitchell Avenue**  
**St. Joseph, MO 64507**  
**(816) 259-5104**

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