

Crystal Caverns Acres
Crystal Caverns Rd
Cassville, MO 65625

\$750,000
100± Acres
Barry County



Crystal Caverns Acres
Cassville, MO / Barry County

SUMMARY

Address

Crystal Caverns Rd

City, State Zip

Cassville, MO 65625

County

Barry County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.6957 / -93.8689

Acreage

100

Price

\$750,000

Property Website

<https://arrowheadlandcompany.com/property/crystal-caverns-acres-barry-missouri/40128/>



PROPERTY DESCRIPTION

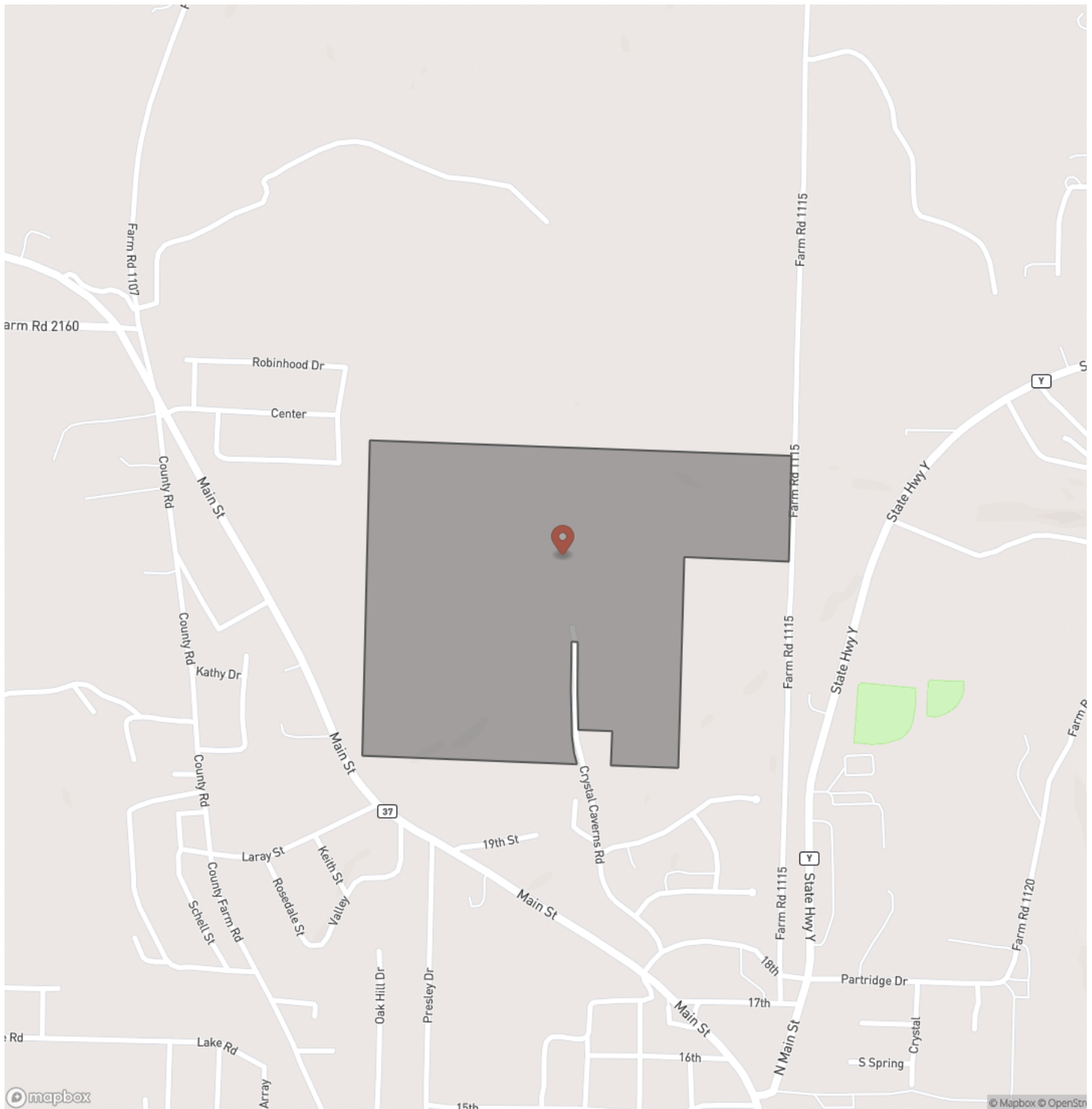
Located on the north edge of Cassville, MO sits this beautiful and very unique property with endless opportunity. This 100 +/- acre Ozark property features road frontage on two sides, rolling hardwood timber, and a famous cave, known as Crystal Caverns, that is rich with history. Above ground, the makeup of the property consists of hardwood timber ridges and wet-weather creek bottoms that create a serene and picturesque environment. Due to its location on the edge of town, the potential for further development whether it be residential, commercial, or recreational is abundant. Below ground, this property is home to the Crystal Caverns, also known as the "Gem Cave of the Ozarks", that dates back many decades and once served as an attraction open to the public starting in 1924. For years, this cave was toured and explored by thousands of people all around the world and served as the most prominent tourist attraction in the Cassville area. The cavern itself is a living, growing cavern that is known for having the largest variety of formations of any cave in the US. Calcite ice, black stalactites, and aragonite crystals can be found deep within the cave that spans over 100 feet deep underground! The underground tour was only a half mile long but the cave has been found to extend over two miles in each direction from the cave entrance which is located right in the center of the property. The opportunity to revive and preserve this attraction awaits and presents a unique opportunity for its next owner. In addition to the cave and development potential, this property offers some promising hunting as well. The rolling topography combined with the timber and thick underbrush create some incredible habitat for wildlife. This tract is home to a healthy population of deer, turkeys, and small game and would be sure to provide an abundance of opportunity for the outdoorsman. Located just north of the Roaring River Fish Hatchery, State Park, Conversation area and within close proximity to several other well-known fishing and outdoor destinations. Whether you are looking to expand your business operation, add to your land portfolio, buy a hunting getaway, or are looking for a scenic build oasis for your forever home, this property checks all the boxes. The landscape and location make this property perfect for ones who appreciate the beauty of nature, while the proximity to popular vacation destinations and larger cities offer convenience and endless entertainment options. Don't miss out on the opportunity to make this stunning property your own! Seller would consider subdividing the property into smaller parcels and additional adjacent land is also available. If you have any questions or are interested in a private showing, please contact Shea Miller at [\(913\) 208-1364](tel:9132081364).



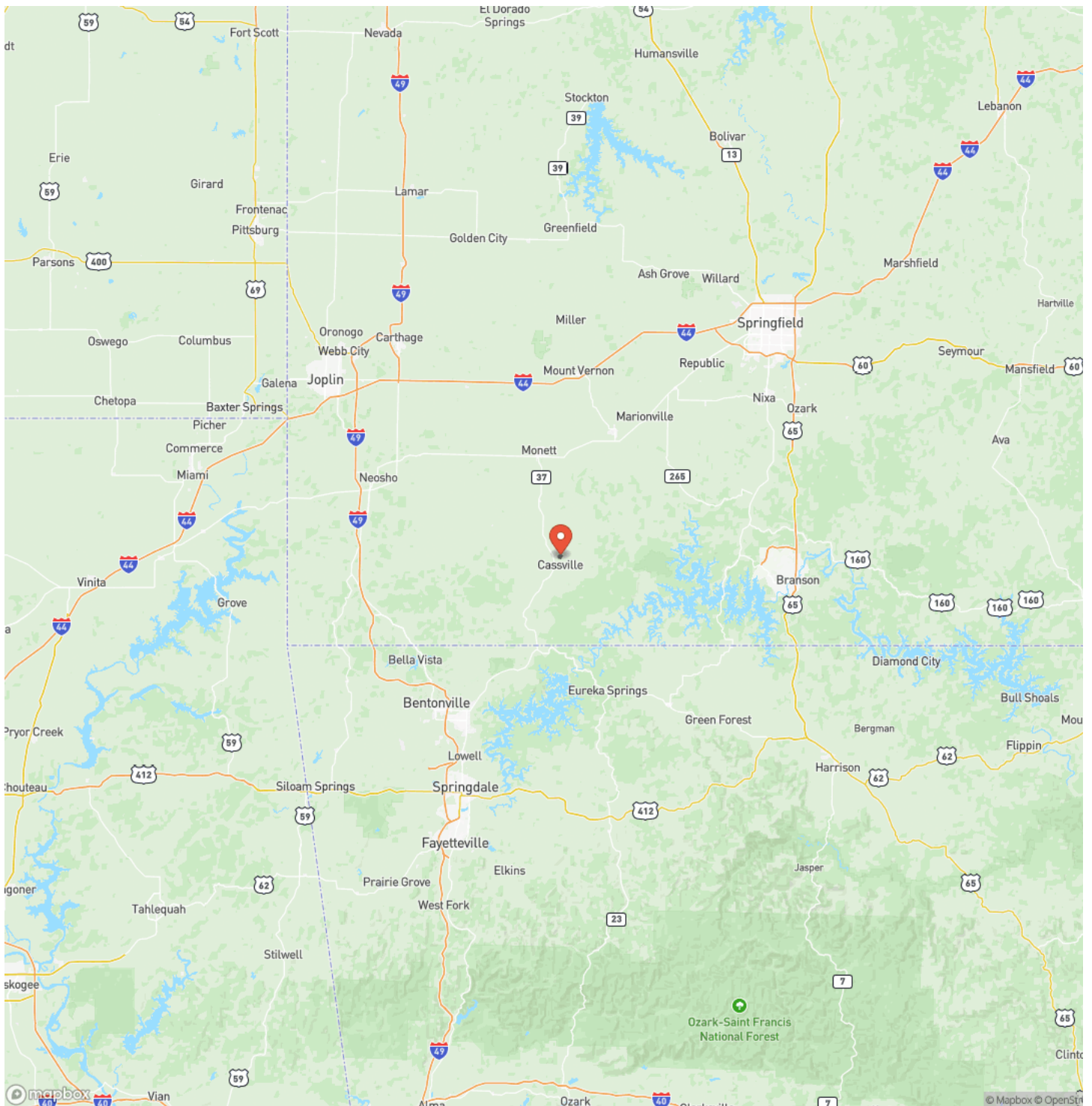
**Crystal Caverns Acres
Cassville, MO / Barry County**



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Shea Miller

Mobile

(913) 208-1364

Email

shea.miller@arrowheadlandcompany.com

Address

City / State / Zip

Louisburg, KS 66053

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.



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