The Crossroads 47
TBD HWY B
Perry, MO 63462

$399,500
47± Acres
Ralls County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
TBD HWY B

City, State Zip
Perry, MO 63462

County
Ralls County

Type
Recreational Land, Farms, Hunting Land, Undeveloped Land, Lot

Latitude / Longitude
39.410189 / -91.676979

Acreage
47

Price
$399,500

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

If you've been searching for a property that truly offers a little bit of everything, this 47 acre tract near Perry, Missouri, deserves your attention! Ideally situated at the intersection of Indiana Lane, Ohio Lane, and Highway B, this exceptional property combines productive farmland, outstanding recreational opportunities, beautiful building locations, and an unbeatable location just minutes from Mark Twain Lake.

Diversity is the name of the game with this one! Featuring approximately 18 acres currently in tillable row crop production, this property offers agricultural income potential while providing an excellent combination of open ground, timber, water, and wildlife habitat. Year-round flowing Lick Creek runs along the property boundary, providing a reliable water source for wildlife and adding to the property's natural beauty. Two additional ponds further enhance the landscape and recreational appeal.

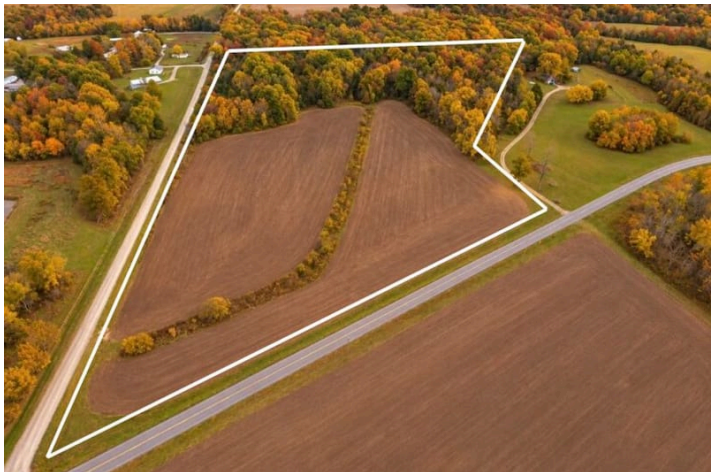
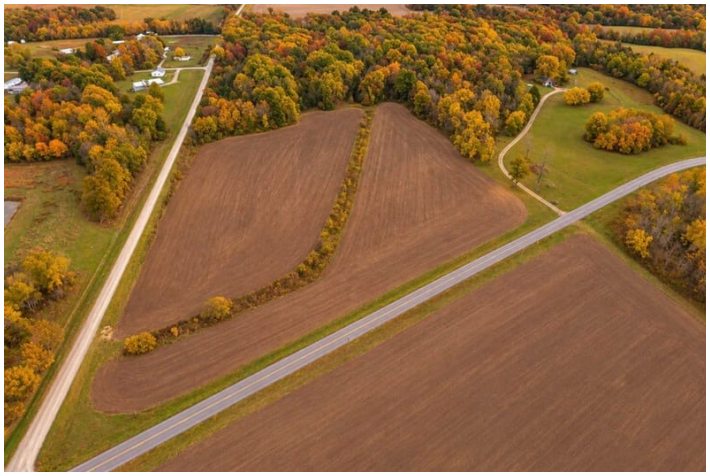
For the outdoor enthusiast, the hunting opportunities are outstanding! With an abundance of deer sign throughout the property, along with turkey, ducks, and other small game, this tract offers the kind of habitat diversity hunters appreciate. The combination of tillable acreage, timber, and multiple water sources creates an ideal environment for attracting and holding wildlife.

Looking to build? You'll have options! With **multiple potential building sites, over 3,000 feet of road frontage, and direct access to blacktop Highway B**, the possibilities are nearly endless. Electric and county water are obtainable along the road, adding convenience for future improvements.

Location is another huge advantage! Situated just **1.5 miles from Perry, Missouri, and approximately 5 miles from Mark Twain Lake**, you'll enjoy the peace and privacy of rural living while remaining just minutes from one of northeast Missouri's most popular recreational destinations.

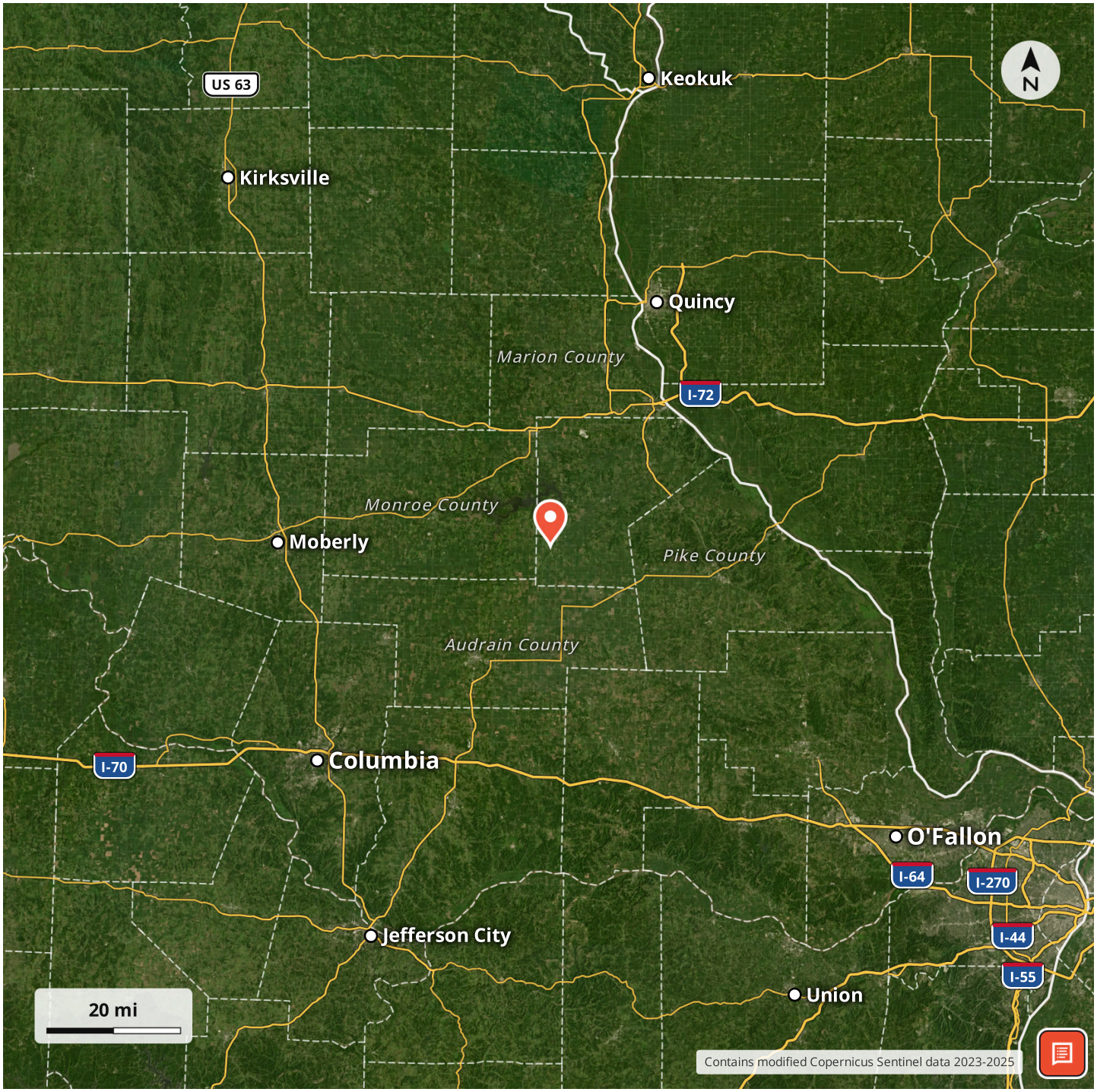
Whether you're looking for a hunting retreat, productive farmland, a beautiful place to build, or a versatile land investment, **this property checks an incredible number of boxes!** Properties offering this level of diversity, accessibility, and recreational opportunity don't come along every day. Don't miss your chance to make this one yours!





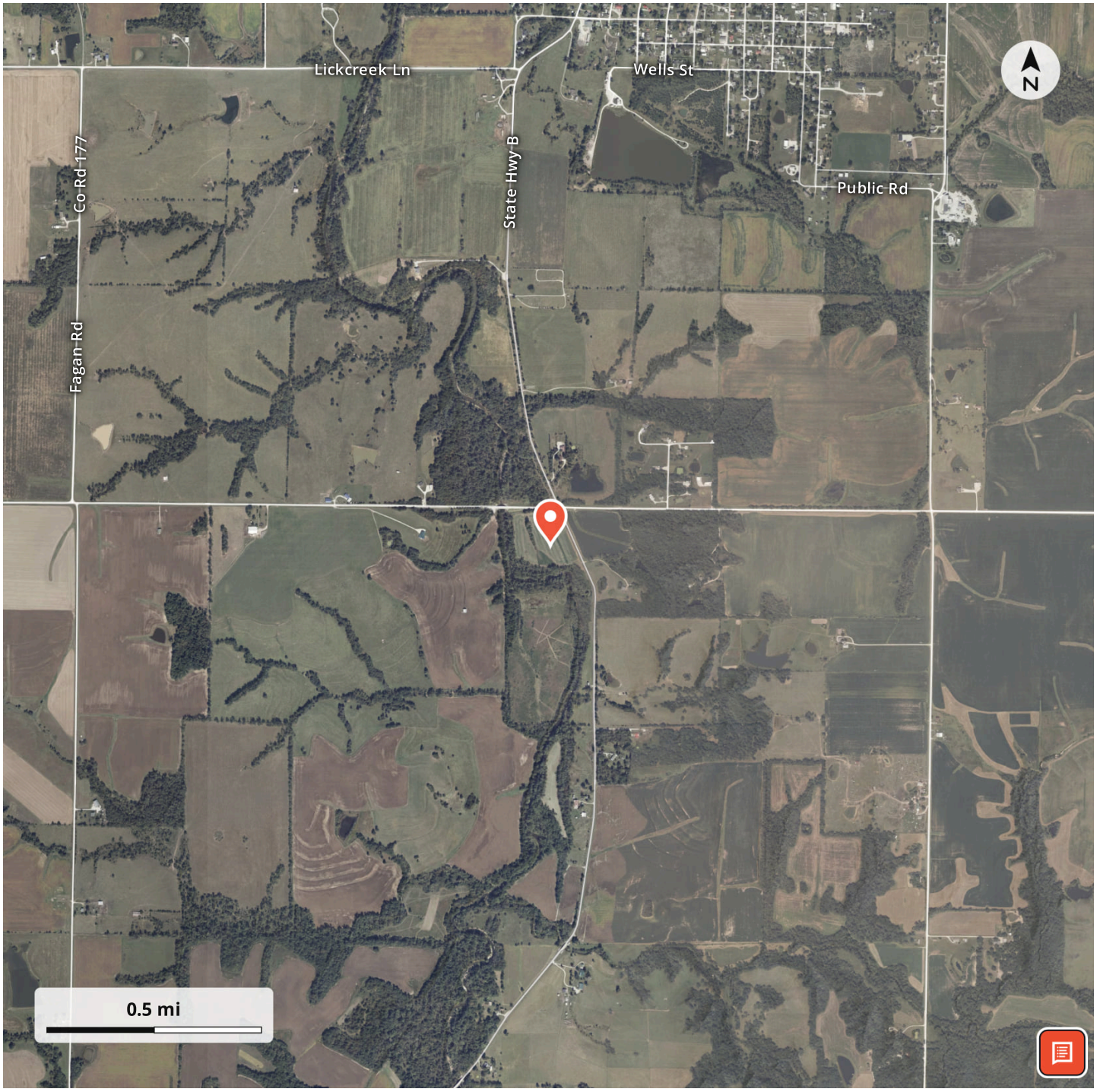
Regional Map



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Locator Map



MORE INFO ONLINE:

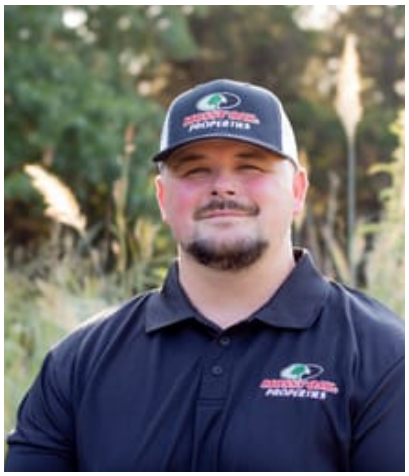
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Aerial Map



LISTING REPRESENTATIVE

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