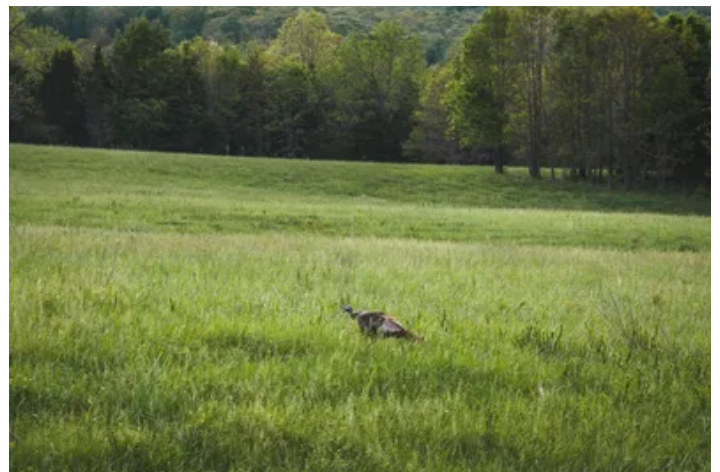


Hyper Branch 26
45930 Highway 72
Salem, MO 65560

\$180,000
26.44± Acres
Dent County



Hyper Branch 26
Salem, MO / Dent County

SUMMARY

Address

45930 Highway 72

City, State Zip

Salem, MO 65560

County

Dent County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

37.770828 / -91.667187

Taxes (Annually)

\$9

Acreage

26.44

Price

\$180,000

Property Website

<https://livingthedreamland.com/property/hyper-branch-26/dent/missouri/104049/>



Hyper Branch 26
Salem, MO / Dent County

PROPERTY DESCRIPTION

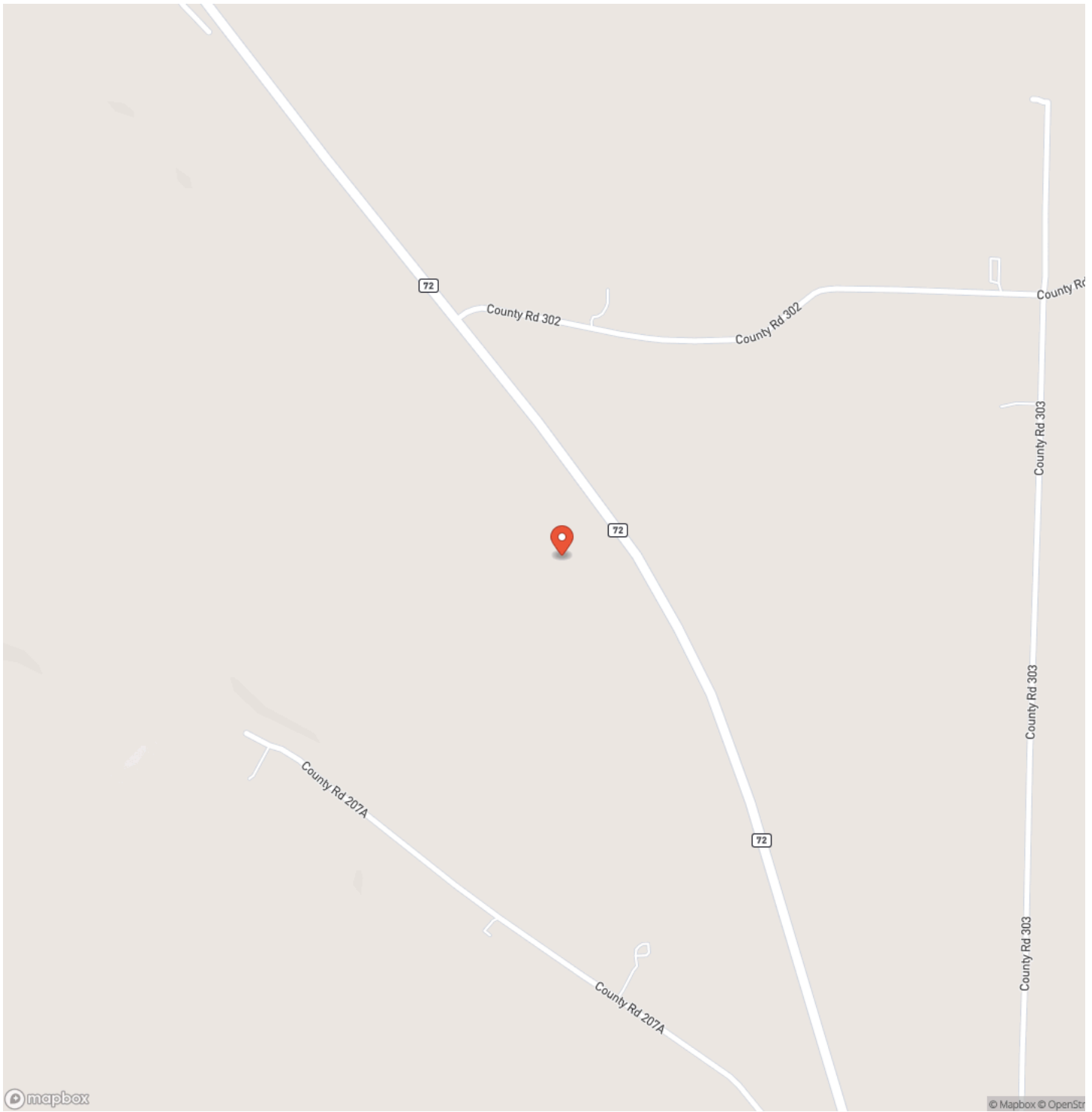
Discover the perfect blend of natural beauty and modern improvements on this 26.44-acre property, featuring frontage along Hyper Branch Creek and convenient access off Highway 72. This stunning tract offers a rare mix of mature hardwoods and improved pasture, making it ideal for recreation, livestock, or your dream homestead. The property also includes a nice pond and an excellent potential lake site, adding even more value and opportunity for future development. Come take a look today!



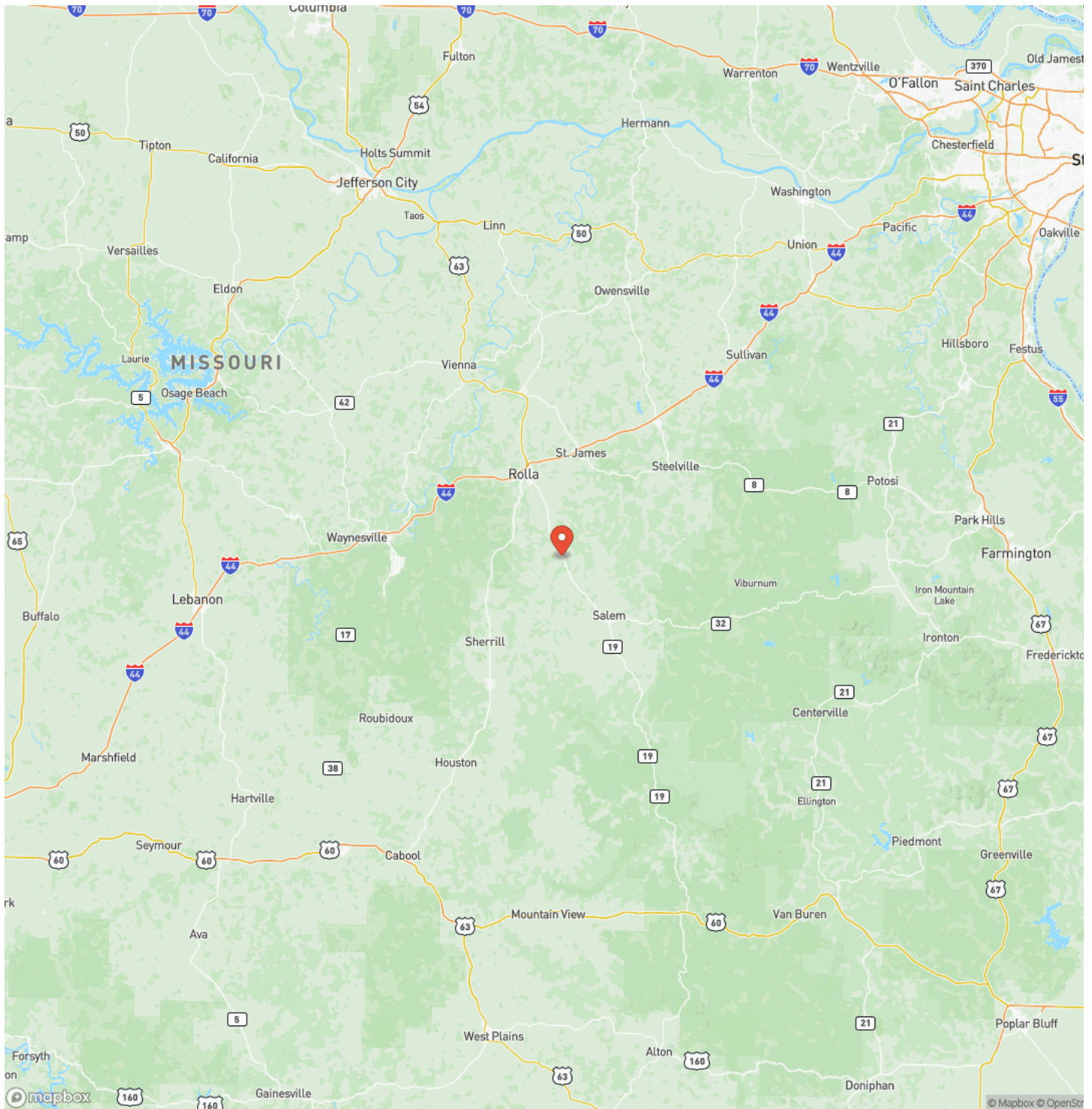
Hyper Branch 26
Salem, MO / Dent County



Locator Map



Locator Map



Satellite Map



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
<https://livingthedreamland.com/>

