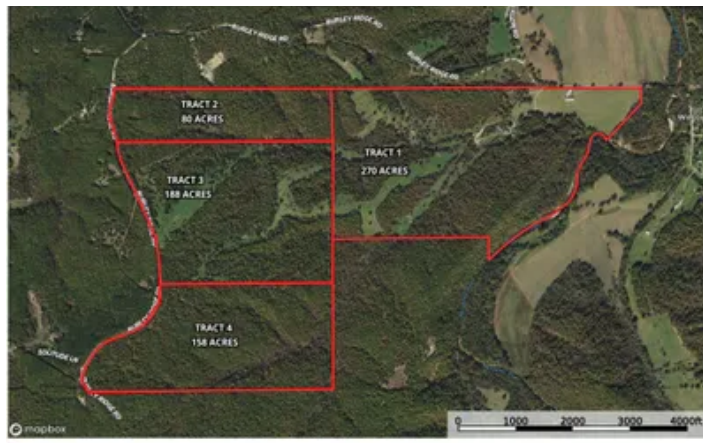


Wesco 188
TBD Burley Ridge Rd
Cook Station, MO 65449

\$585,000
188± Acres
Crawford County



Wesco 188
Cook Station, MO / Crawford County

SUMMARY

Address

TBD Burley Ridge Rd

City, State Zip

Cook Station, MO 65449

County

Crawford County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.8548 / -94.4621

Taxes (Annually)

300

Acreage

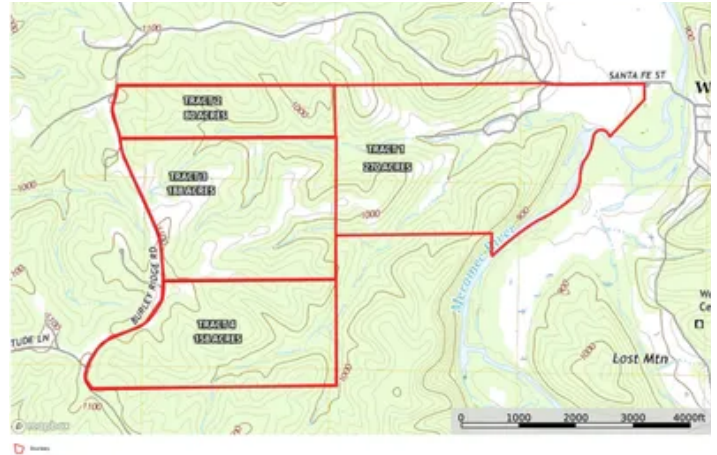
188

Price

\$585,000

Property Website

<https://livingthedreamland.com/property/wesco-188-crawford-missouri/76973/>



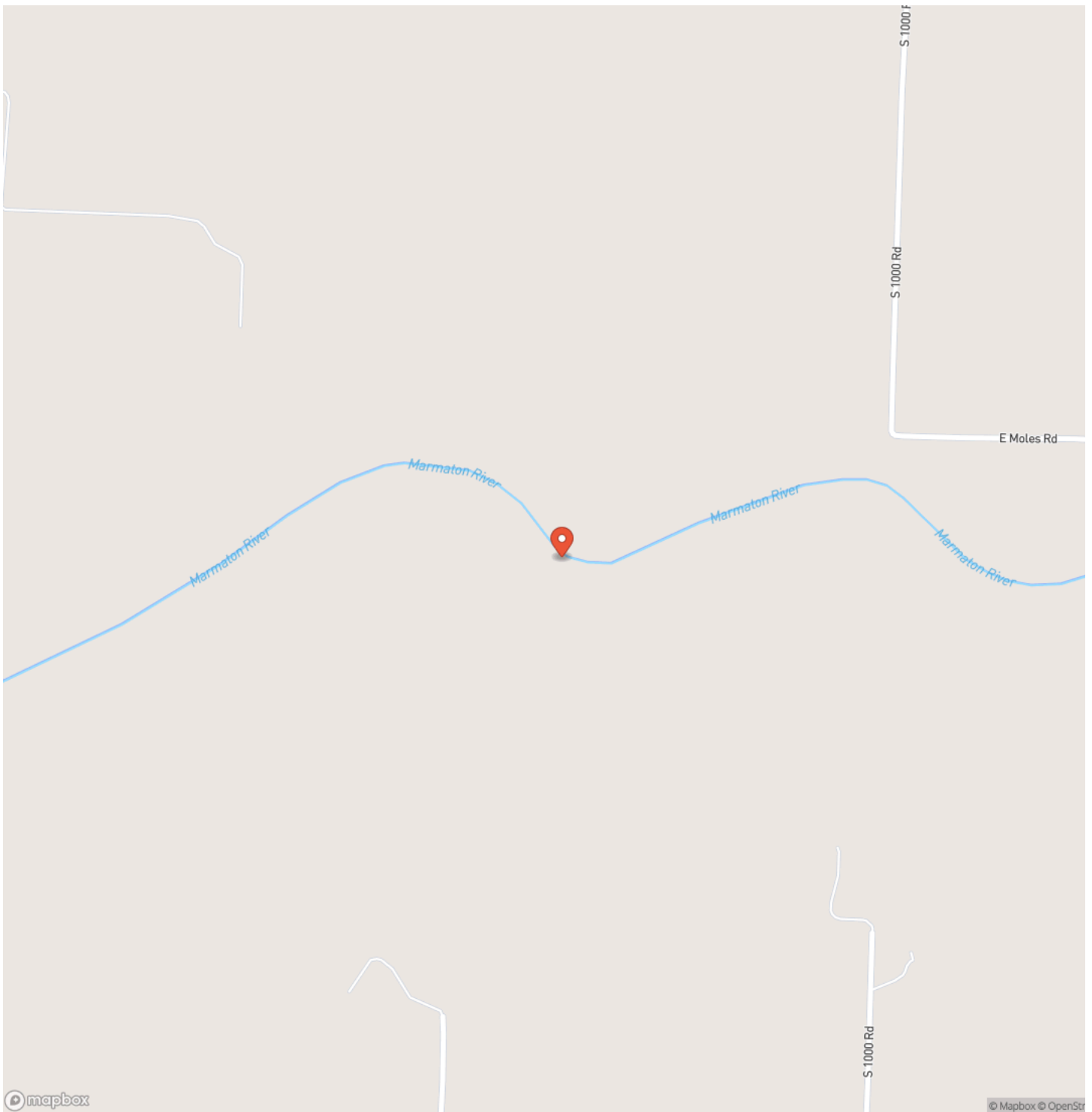
PROPERTY DESCRIPTION

Discover the perfect blend of wooded timberland, open fields, and pasture, offering both privacy and versatility with this 188 acres. This beautiful property is located just minutes from the Upper Meramec River and Maramec Springs, making it an excellent retreat for trout fishing, outdoor recreation, and relaxation. An ideal setting for whitetail deer and turkey hunting, this land provides excellent habitat for wildlife, ensuring prime hunting opportunities throughout the seasons. Whether you're looking to build a getaway, establish a homestead, or simply enjoy the beauty of the Ozarks, this property offers endless potential. Escape to serenity and seclusion while remaining close to some of Missouri's best outdoor destinations.

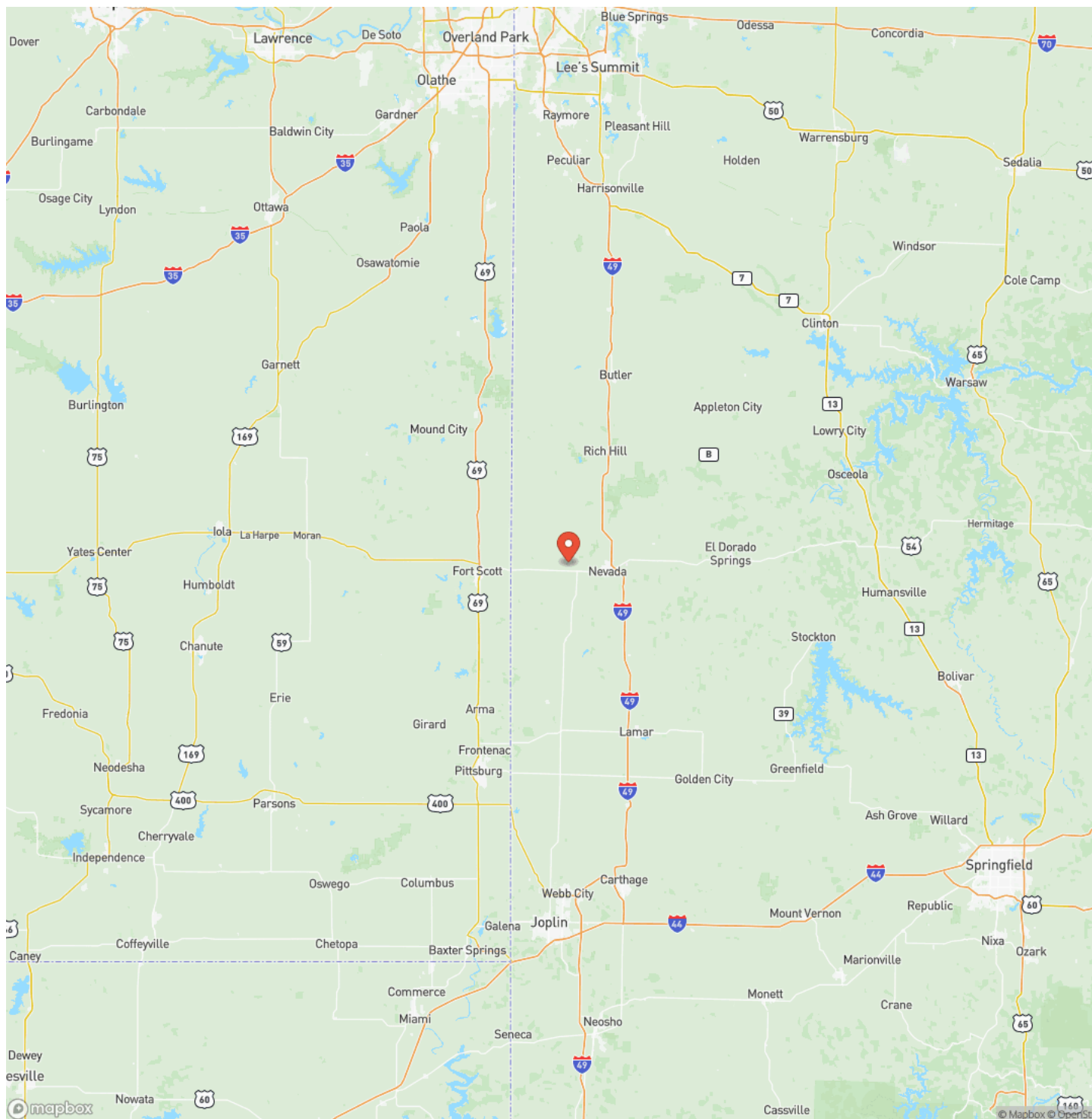




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

D.W. Hindman

Mobile

(314) 486-3500

Office

(855) 289-3478

Email

dwlivingthedream@gmail.com

Address

515 S Franklin

City / State / Zip

NOTES

[illegible]

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.



MORE INFO ONLINE:

<https://livingthedreamland.com/>

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/>

