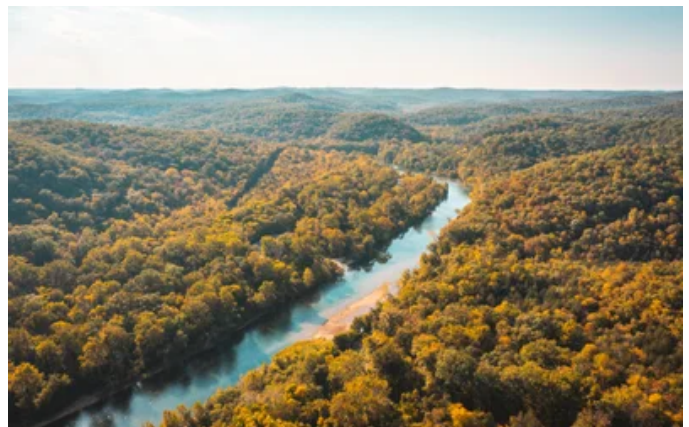
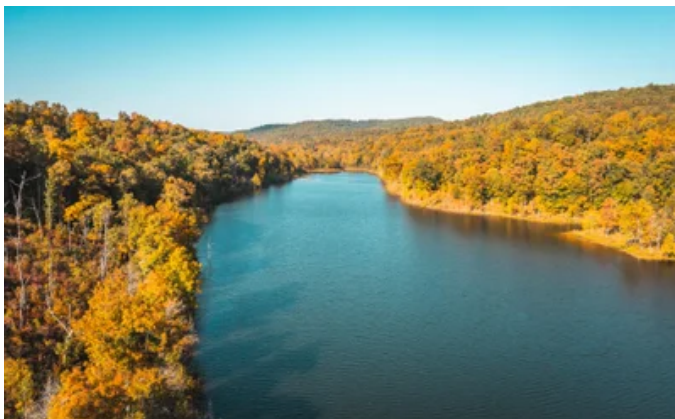


Colwil Lake at the Current River
TBD County Road 235
Eminence, MO 65466

\$1,995,000
460± Acres
Shannon County



Colwil Lake at the Current River Eminence, MO / Shannon County

SUMMARY

Address

TBD County Road 235

City, State Zip

Eminence, MO 65466

County

Shannon County

Type

Recreational Land

Latitude / Longitude

37.1949 / -91.2639

Taxes (Annually)

218

Acreage

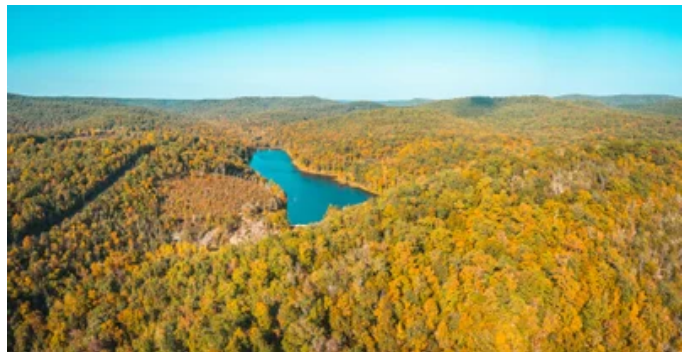
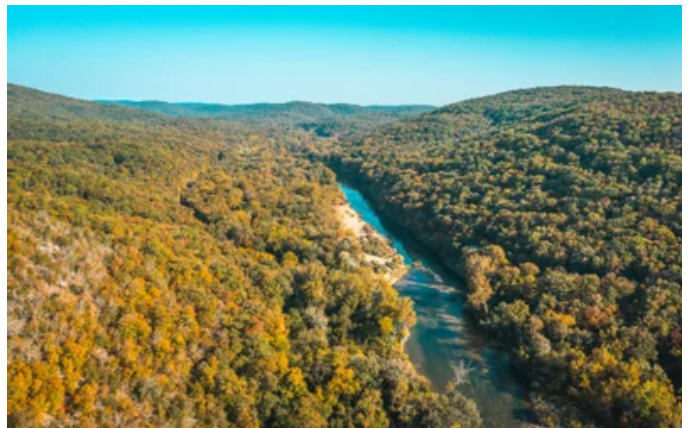
460

Price

\$1,995,000

Property Website

<https://livingthedreamland.com/property/colwil-lake-at-the-current-river-shannon-missouri/33869/>



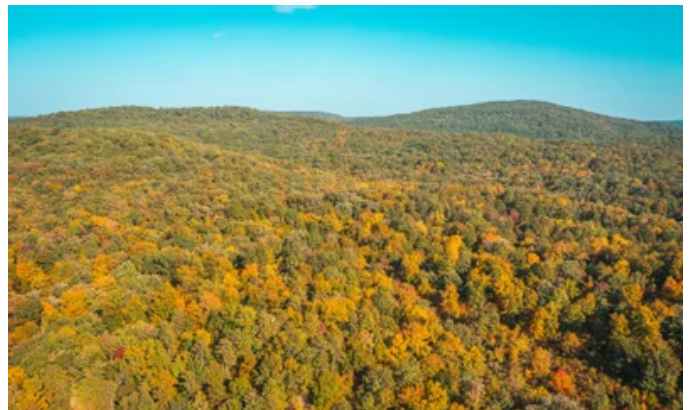
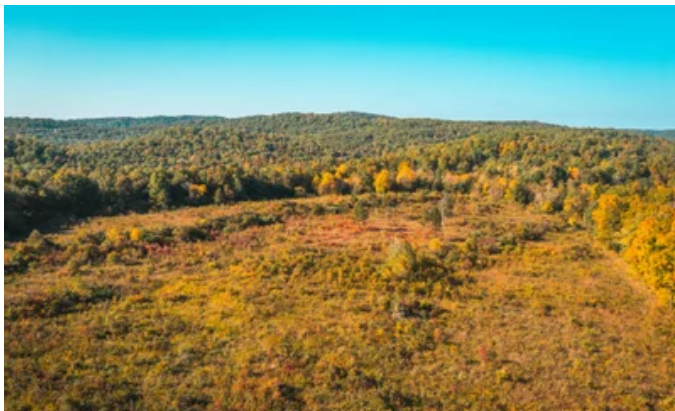
Colwil Lake at the Current River Eminence, MO / Shannon County

PROPERTY DESCRIPTION

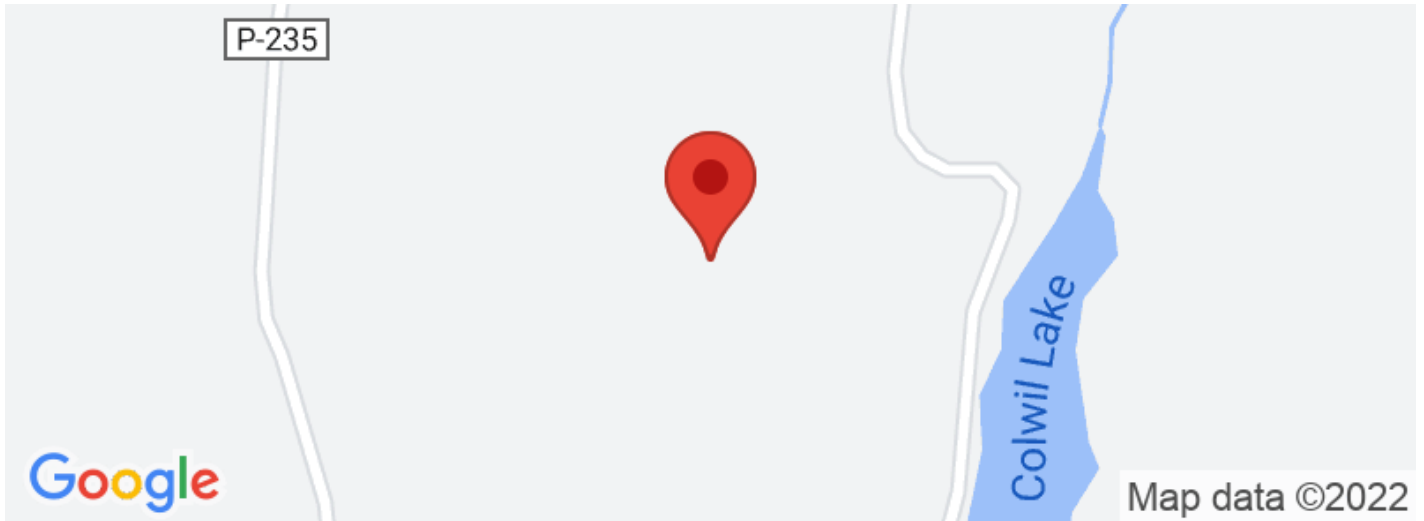
This is your once in a lifetime opportunity to own Colwil Lake at the Current River. True gems like this 460+/- acres do not come on the market often & when they do it's worth your time to come take a look. The current owners have been true stewards of the land & this parcel has been preserved & maintained like a true outdoor conservationist would do. The 26+/- acre Current River Watershed Lake is covered with fish and a wide variety of species, including bass & bluegill. There have been many giant trophy largemouth caught and both released here as well. This lake if built today would be out of most buyers' budgets due to regulations & engineering. The property is right in the elk restoration areas of Shannon & Reynolds counties. Can you imagine having your MO Elk license and hunting right on your own outdoor paradise? Colwil is adjoining one of the largest landowners in the State of Missouri & is also one of the best land stewards around. To top it off the other adjoining property is the Ozark Scenic National Riverways land protecting the banks of the Current River, which is right at the end of the road that this ranch sits on. The 460+/- acre tract has unbelievable timber with a good mix of hardwood oaks and some softwoods. There are views from the Ozark Hills that are amazing, overlooking the river valley & Current River watershed lands. Several amazing build sites for your dream home or cabin. Colwil also has a tremendous population of wild turkey & whitetail deer. Even some migrating ducks use Colwil Lake & several call it home from wood ducks & bluewing teal to geese and a few mallards. The area also has sightings of black bears & is in bear management Zone Z. Mountain lions have also been spotted here. And if you have ever heard Wild Wild Horses by the Rolling Stones, you can see them right here on the banks of the Current. There are approx. 35 wild horses roaming freely between the 2 rivers surrounding the county seat of Eminence in Shannon County. The wild horses are a legally protected group in the area and are always a thrill to see! Just downstream from where the Jacks Fork meets the Current has been known for outstanding trophy smallmouth bass fishing & crystal-clear waters. This is the place for you if kayaking & canoeing is on your list of favorites. Super remote & secluded in Natural Ozark beauty that should stay this way for eternity. If you want a true get away from it all retreat Colwil Lake at the Current River is the place for you! One of Missouri's best of the best.



Colwil Lake at the Current River Eminence, MO / Shannon County



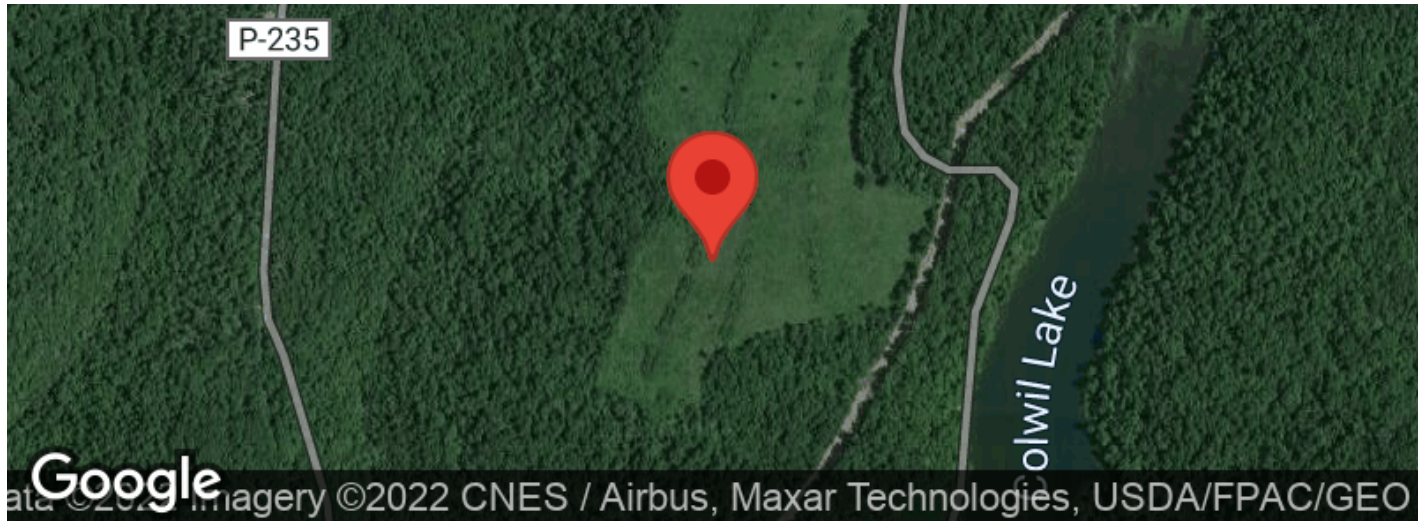
Locator Maps



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Aerial Maps



MORE INFO ONLINE:

<https://livingthedreamland.com/>

**Colwil Lake at the Current River
Eminence, MO / Shannon County**

LISTING REPRESENTATIVE

For more information contact:



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D.W. Hindman

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dwlivingthedream@gmail.com

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City / State / Zip

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NOTES

MORE INFO ONLINE:

<https://livingthedreamland.com/>



NOTES

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DISCLAIMERS

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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

25535 Randolph Rd

Waynesville, MO 65583

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