

Lavalle's Sunklands  
32315 County Road 325  
Eminence, MO 65466

**\$2,600,000**  
280± Acres  
Shannon County



**Lavalle's Sunklands**  
**Eminence, MO / Shannon County**

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**SUMMARY**

**Address**

32315 County Road 325

**City, State Zip**

Eminence, MO 65466

**County**

Shannon County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

37.316370 / -91.496188

**Dwelling Square Feet**

5200

**Bedrooms / Bathrooms**

6 / 3

**Acreage**

280

**Price**

\$2,600,000

**Property Website**

<https://livingthedreamland.com/property/lavalle-s-sunklands-shannon-missouri/10631/>



## **PROPERTY DESCRIPTION**

Lavalle's Sunklands is a true outdoor paradise. You are surrounded by Conservation land providing you with thousands of extra acreage and giving you the shortest access to the SUNKLANDS. You have alfalfa and clover fields strategically placed along with persimmon and fruit trees, Boyd's Creek running right through providing year-round water, great mixture of timber and open fields ALL of this creating a deer and turkey haven. There is a fantastic 6 bedroom 3.5 bath lodge located at one the highest points of the property making the views off the covered top deck to die for. Need more lodging? There are RV hook ups with separate septic down at the bottom of the hill. Multiple outbuildings are also on the property for storage along with a tractor to help keep this land in tip top shape. Love the river?! Great, easy CURRENT RIVER Access not even a 1/2 mile from the property's entrance. The Current River is known for its amazing smallmouth bass fishing, camping and floating! Bring the entire family out and enjoy this beautiful, rare piece of paradise! Multiple opportunities lie here at LaValle's Sunklands; don't let it pass you by!



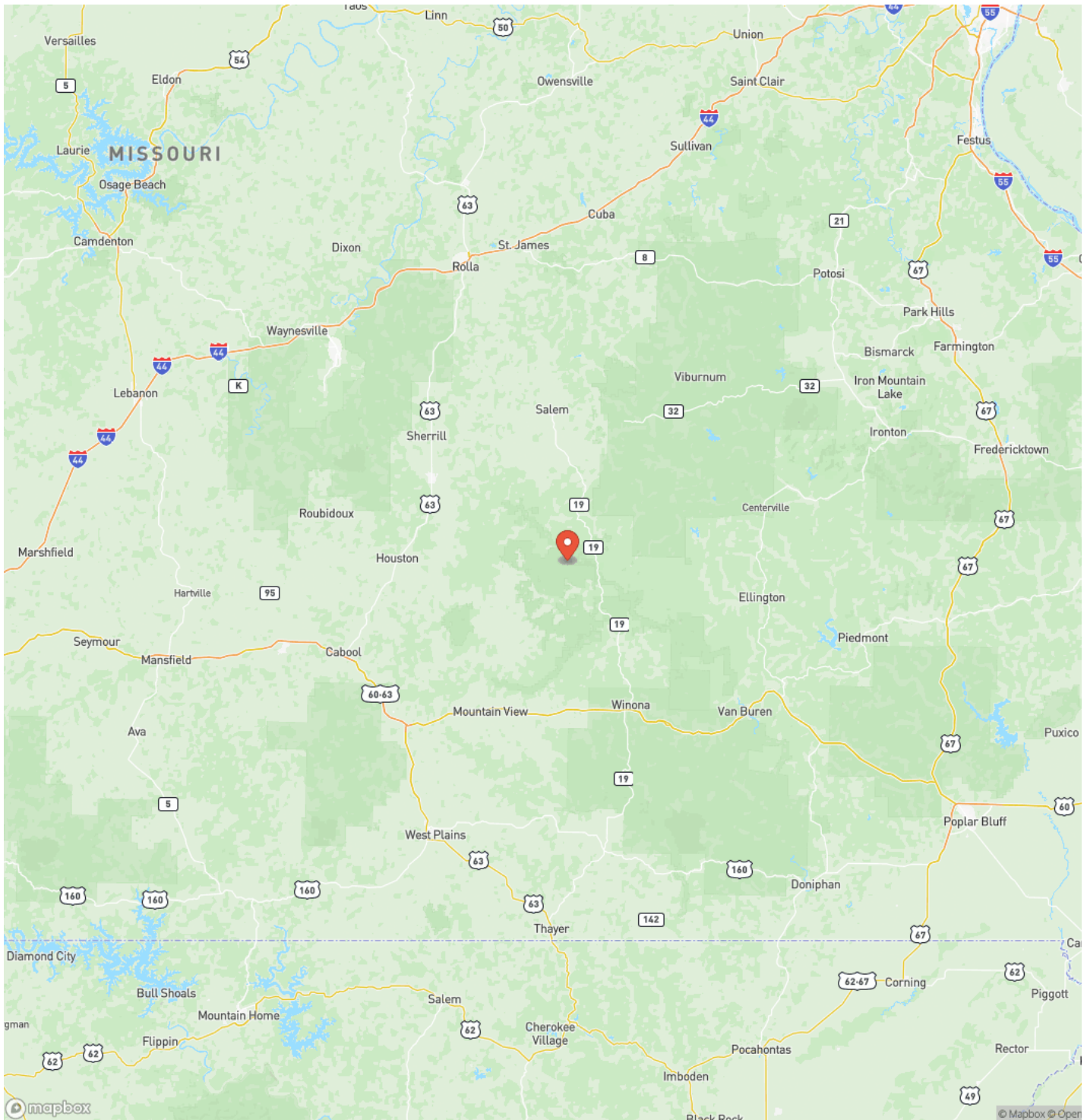




# Locator Map



## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



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944 County Road 2630

**City / State / Zip**

Salem, MO 65560

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**NOTES**

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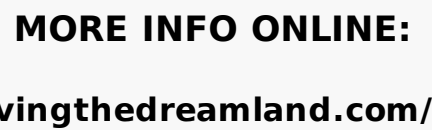
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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **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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**Living The Dream Outdoor Properties**

515 S. Franklin St

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<https://livingthedreamland.com/>

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**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

