

20+/- AC of Prime Recreational Land in Wayne Co.
County Road 405
Williamsville, MO 63967

\$79,900
20± Acres
Wayne County



**20+/- AC of Prime Recreational Land in Wayne Co.
Williamsville, MO / Wayne County**

SUMMARY

Address

County Road 405

City, State Zip

Williamsville, MO 63967

County

Wayne County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

36.965781 / -90.462164

Acreage

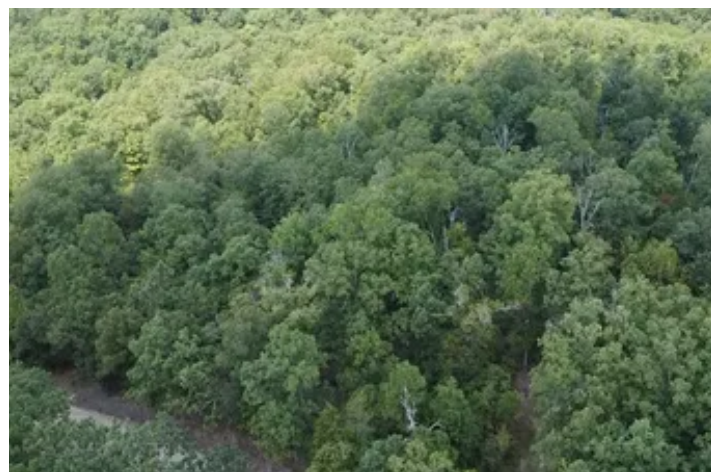
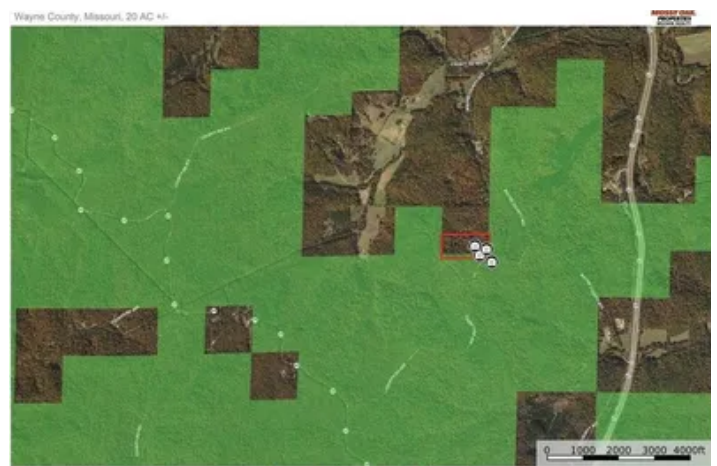
20

Price

\$79,900

Property Website

<https://www.mossyoakproperties.com/property/20-ac-of-prime-recreational-land-in-wayne-co-wayne-missouri/87609/>



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PROPERTY DESCRIPTION

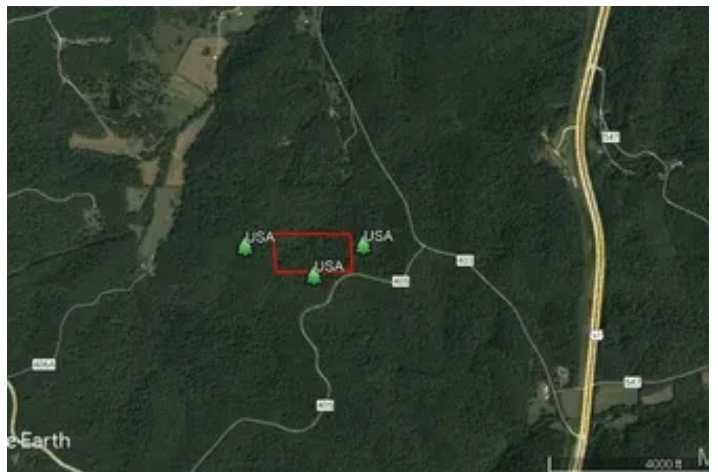
20 acres of prime recreational land in Wayne County, Missouri, directly adjoining thousands of acres of Mark Twain National Forest. Located approximately 15 miles north of Poplar Bluff and less than 10 miles from Williamsville, this property offers privacy, access, and unmatched outdoor opportunity.

Enjoy a scenic drive through government timber on a paved county road, followed by just 3/10 mile down a well-maintained gravel road. The property is accessed via a permit across MTNF land, tucked away from traffic and neighbors.

This tract is a hidden gem for outdoor enthusiasts. The area is renowned for strong populations of Whitetail Deer and Wild Turkey, with fresh wildlife sign found throughout. The entrance is level, making it ideal for a camp or cabin site, and the terrain is perfectly suited for hunting or a peaceful retreat.

With no restrictions and immediate access to over 2,000 acres of public land, the possibilities are wide open.

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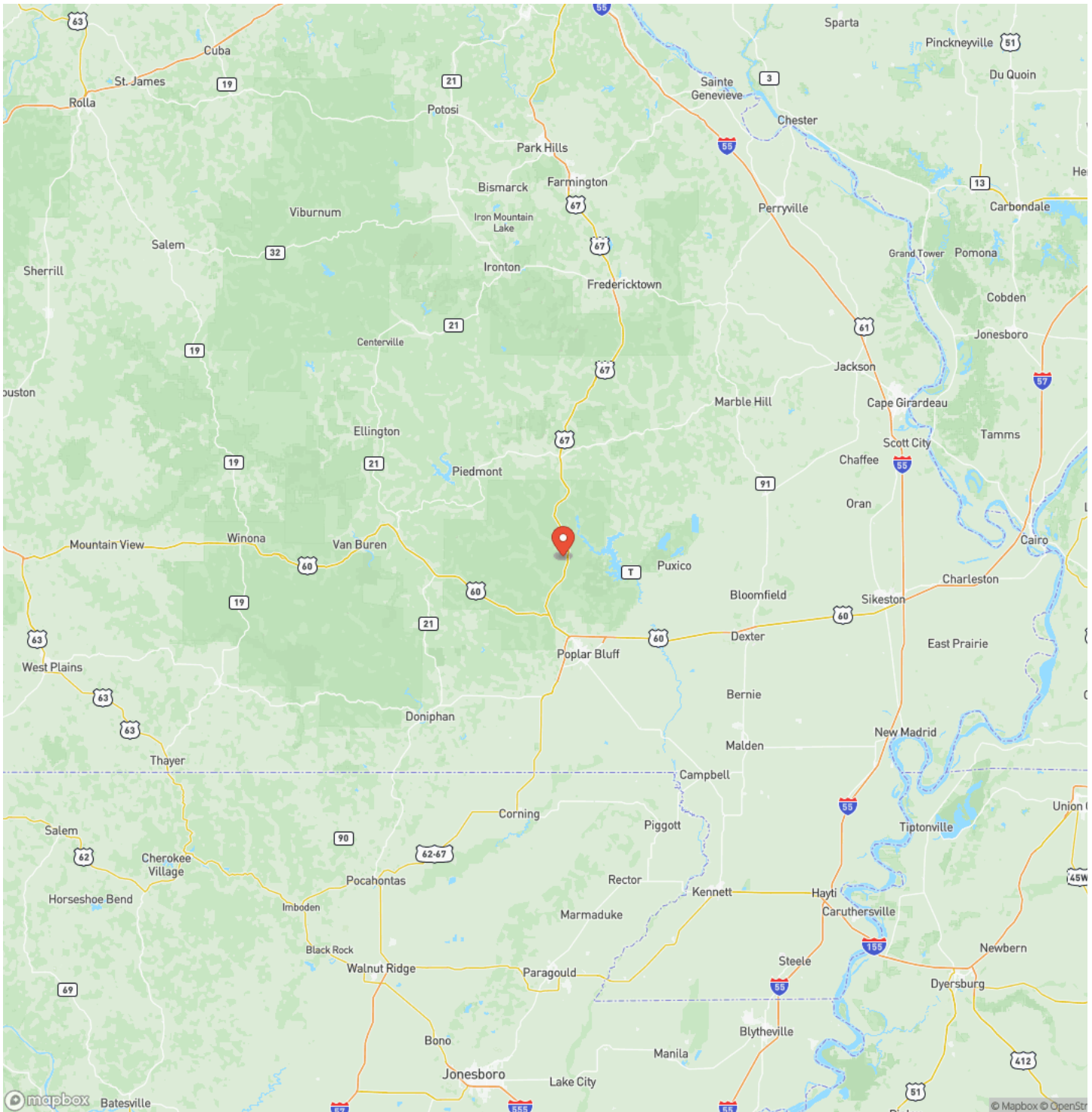


Locator Map



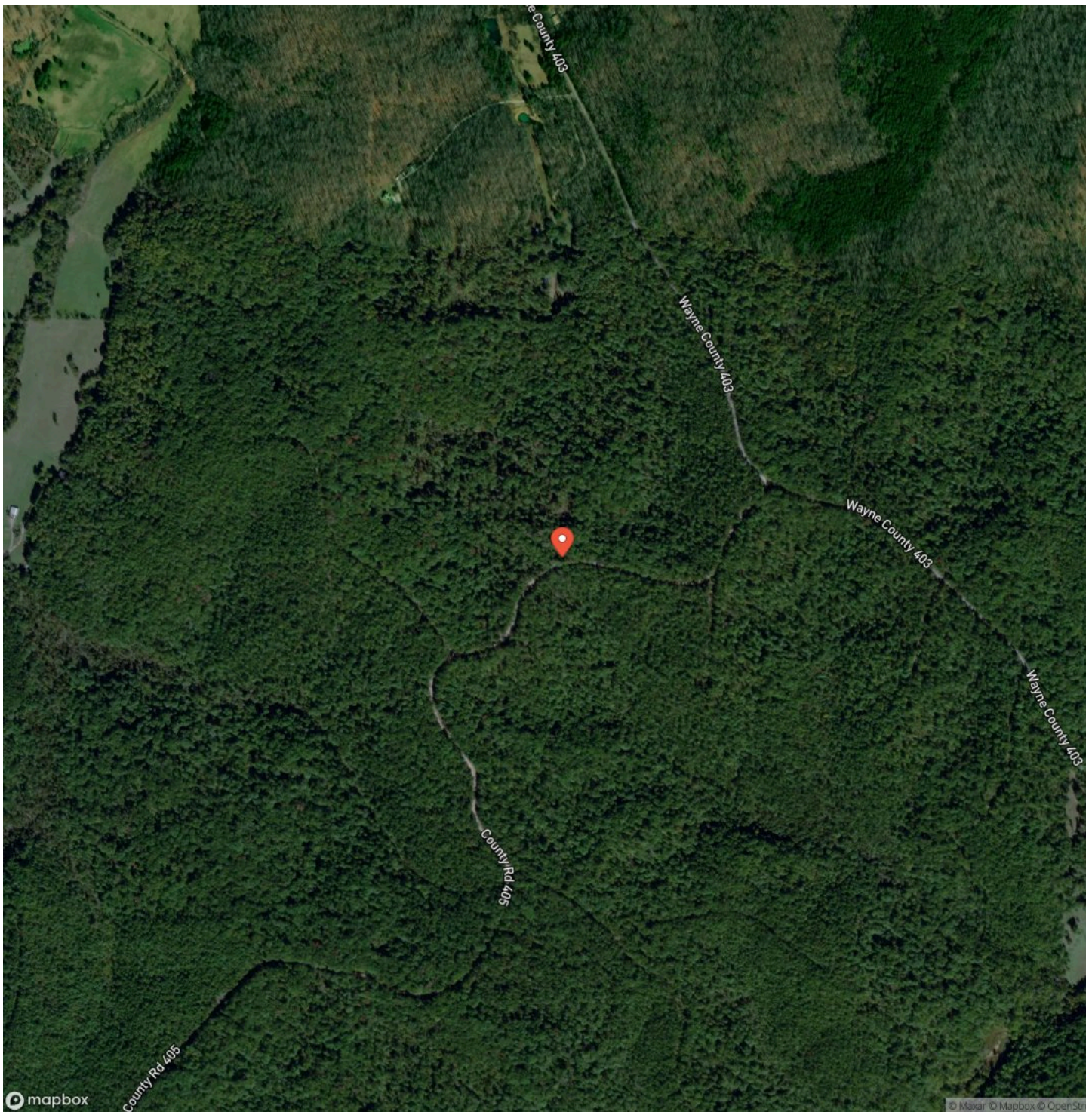
Williamsville, MO / Wayne County

Locator Map



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Satellite Map



**20+/- AC of Prime Recreational Land in Wayne Co.
Williamsville, MO / Wayne County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Matthew Tubb

Mobile

(573) 776-8200

Office

(573) 712-2252

Email

mtubb@mossyoakproperties.com

Address

947 N Westwood Blvd

City / State / Zip

NOTES

[illegible]

This image shows a single 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:
MossyOakProperties.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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
MossyOakProperties.com
