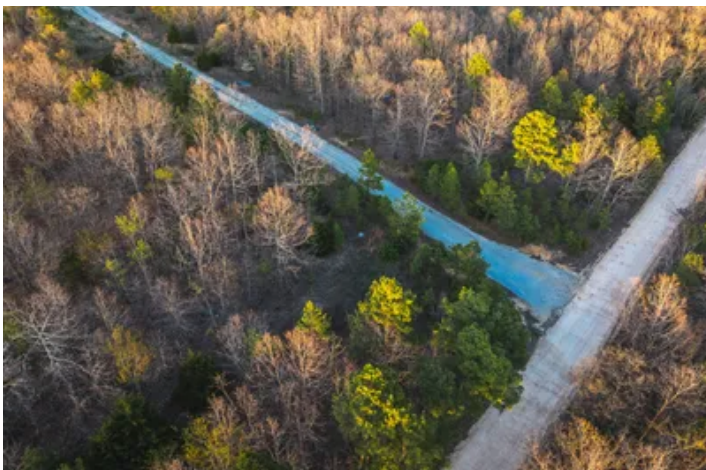


Sargent Rd 7 Acres and Pond
7 acres off Sargent Rd
Cabool, MO 65689

\$29,900
7.400± Acres
Texas County



Sargent Rd 7 Aces and Pond Cabool, MO / Texas County

SUMMARY

Address

7 acres off Sargent Rd

City, State Zip

Cabool, MO 65689

County

Texas County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.088986 / -92.006862

Acreage

7.400

Price

\$29,900

Property Website

<https://livingthedreamland.com/property/sargent-rd-7-aces-and-pond-texas-missouri/79655/>



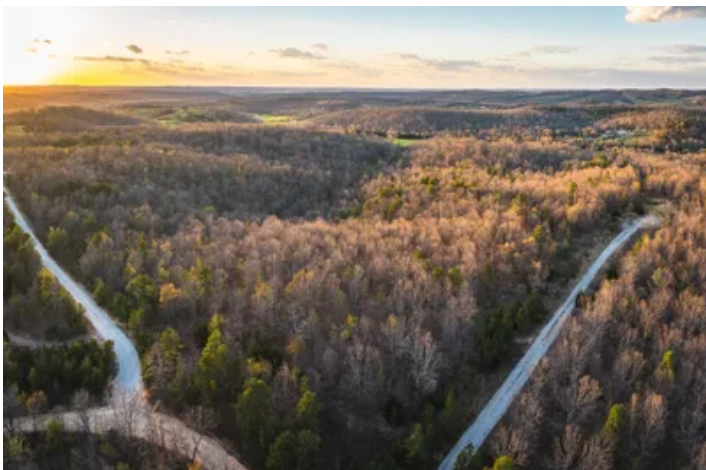
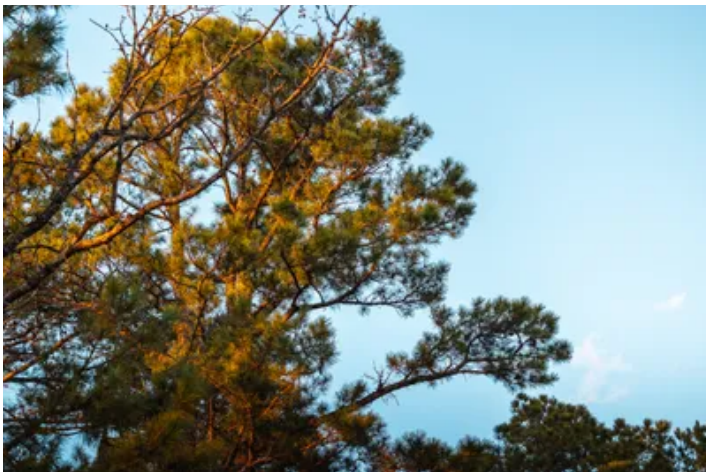
Sargent Rd 7 Aces and Pond Cabool, MO / Texas County

PROPERTY DESCRIPTION

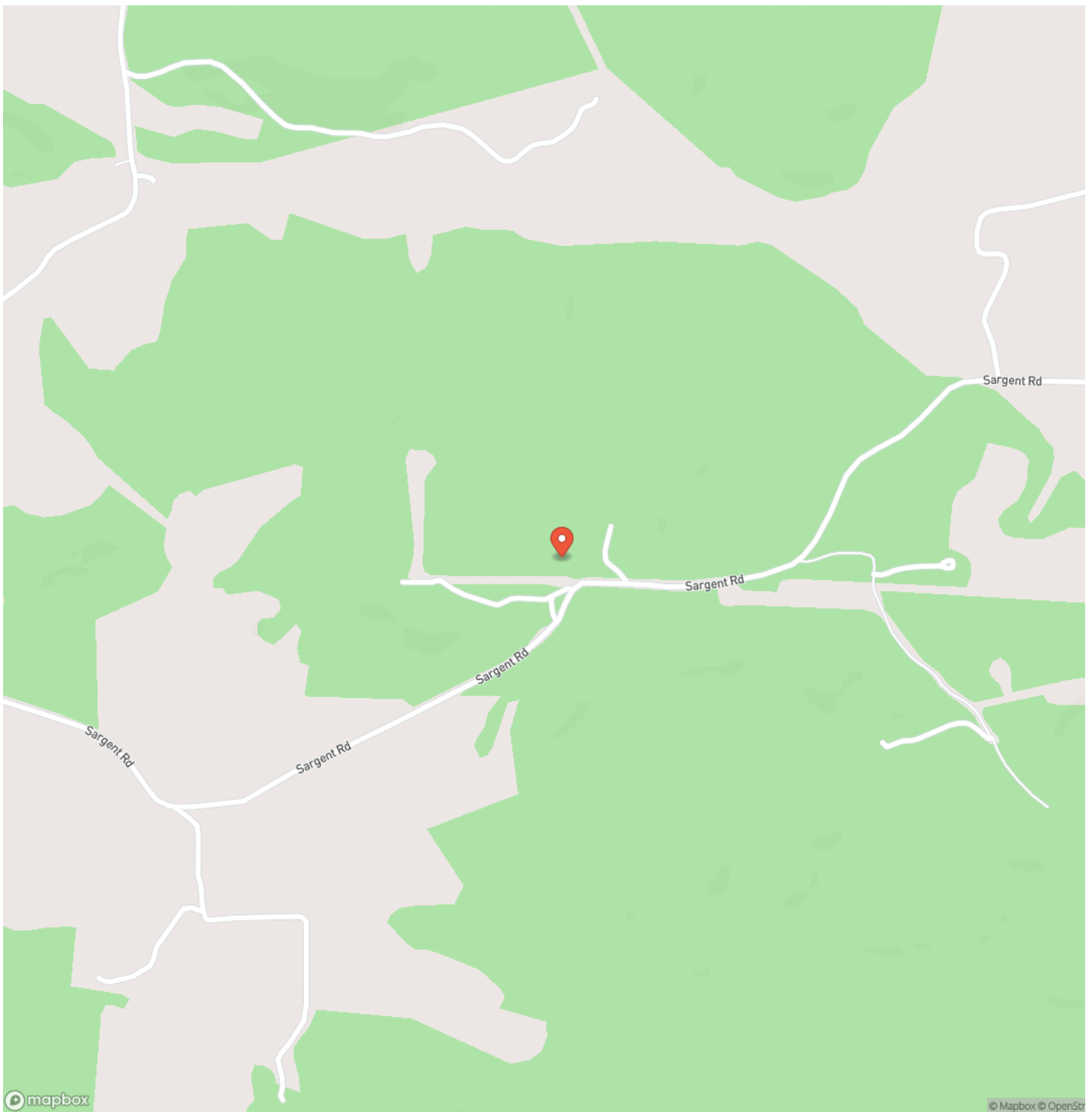
Located just 10 minutes from Cabool and minutes off Highway 60, this 7.4-acre tract offers the perfect blend of convenience and seclusion. With an easy commute from both the St. Louis and Springfield areas, it's an excellent spot to escape the city and enjoy the tranquility of the Ozarks. The property features county road frontage on two sides, providing easy access and multiple options for building a small shed, cabin, or even a tiny home. A shared community fishing pond offers peaceful afternoons by the water, and the nearby Big Piney River provides additional outdoor recreation just minutes away. Deer and turkey frequently roam the land, making it a great base for hunters or nature lovers alike. Whether you're seeking a quiet weekend retreat, a hunting basecamp, or a peaceful slice of the Missouri countryside, this property has the potential to be your perfect escape.



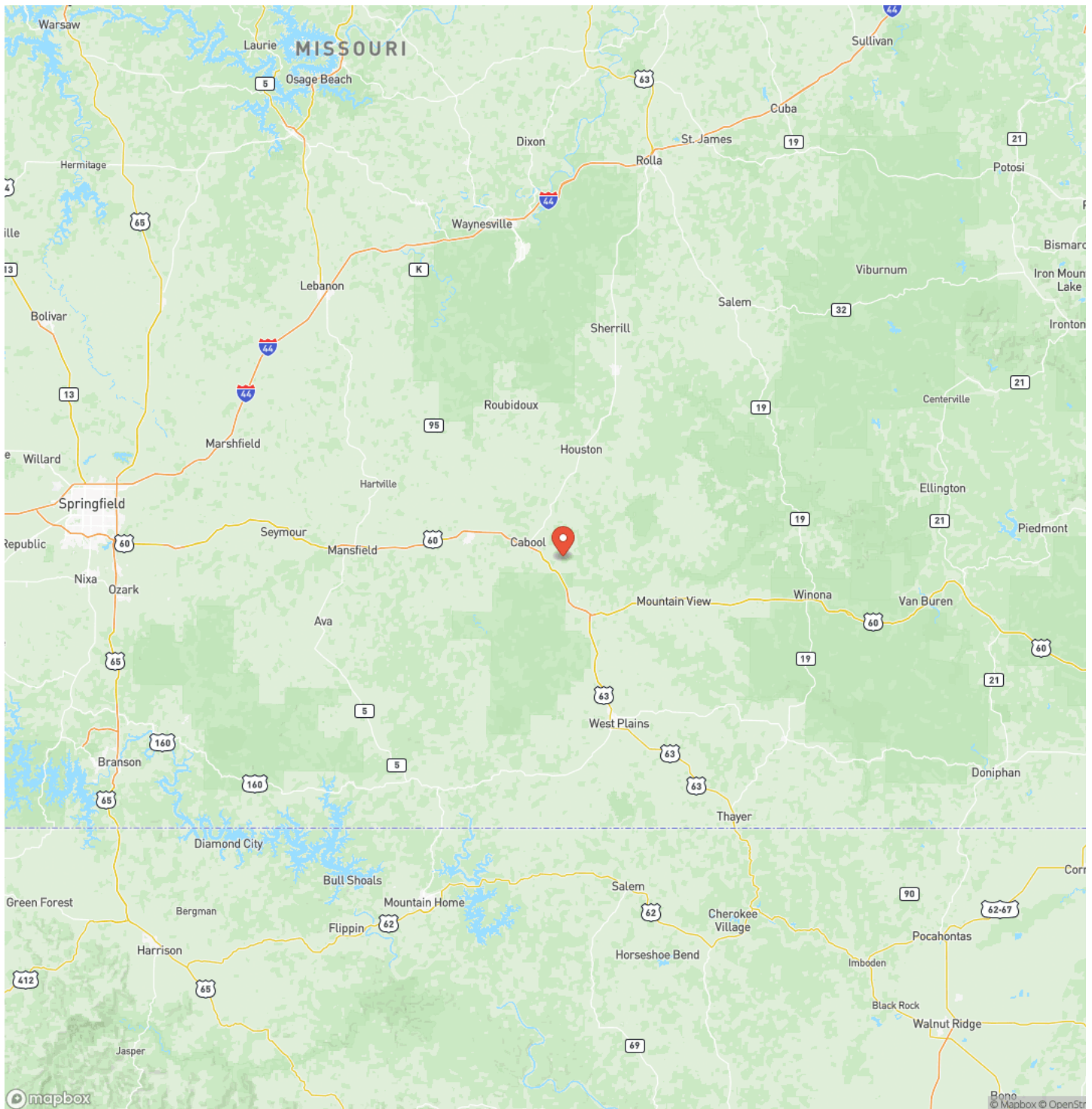
Sargent Rd 7 Aces and Pond
Cabool, MO / Texas County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

Mobile

(636) 373-1509

Email

hunterh09@yahoo.com

Address

100 Chesterfield Parkway

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

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Leasburg, MO 65535

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