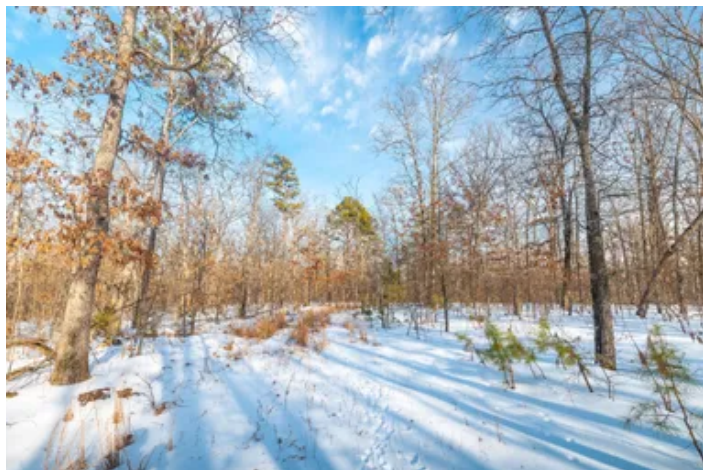


Mudpuppy Acres
000 CR BB-2
Doniphan, MO 63935

\$349,900
150± Acres
Ripley County



Mudpuppy Acres Doniphan, MO / Ripley County

SUMMARY

Address

000 CR BB-2

City, State Zip

Doniphan, MO 63935

County

Ripley County

Type

Recreational Land, Hunting Land

Latitude / Longitude

36.7358 / -90.7091

Taxes (Annually)

\$66

Acreage

150

Price

\$349,900

Property Website

<https://livingthedreamland.com/property/mudpuppy-acres-ripley-missouri/98095/>



Mudpuppy Acres

Doniphan, MO / Ripley County

PROPERTY DESCRIPTION

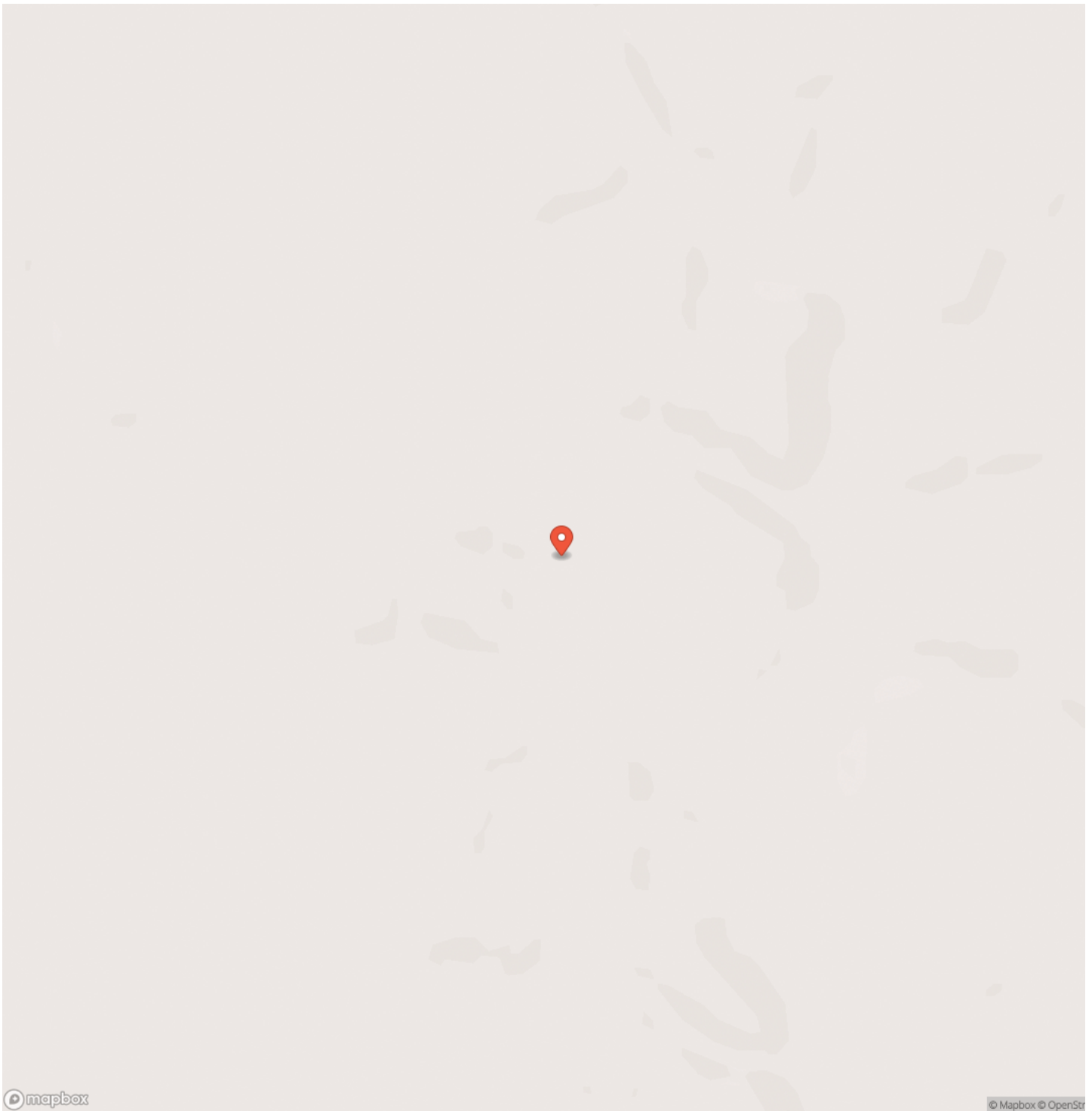
Welcome to an outdoorsman's paradise-this 150 +/- acre recreational dream offers privacy, seclusion, and everything you look for in a true Ozarks getaway. Loaded with whitetail deer and turkey, this property is ideal for hunting, exploring, and enjoying the outdoors year-round. Located just 20 minutes from Doniphan, MO and the crystal-clear Current River, you're also minutes from the Little Black River, known for excellent floating and smallmouth bass fishing. The land features a mature, diverse mix of timber, providing great cover and habitat for wildlife. Positioned near Mudpuppy Conservation Area and Little Black Conservation Area, this tract puts you in the heart of some of southeast Missouri's best recreational opportunities. Whether you're looking for a weekend hunting retreat, a private family getaway, or the perfect future homesite, this property checks all the boxes. Peaceful, private, and surrounded by nature-this is the kind of land that's getting harder to find.



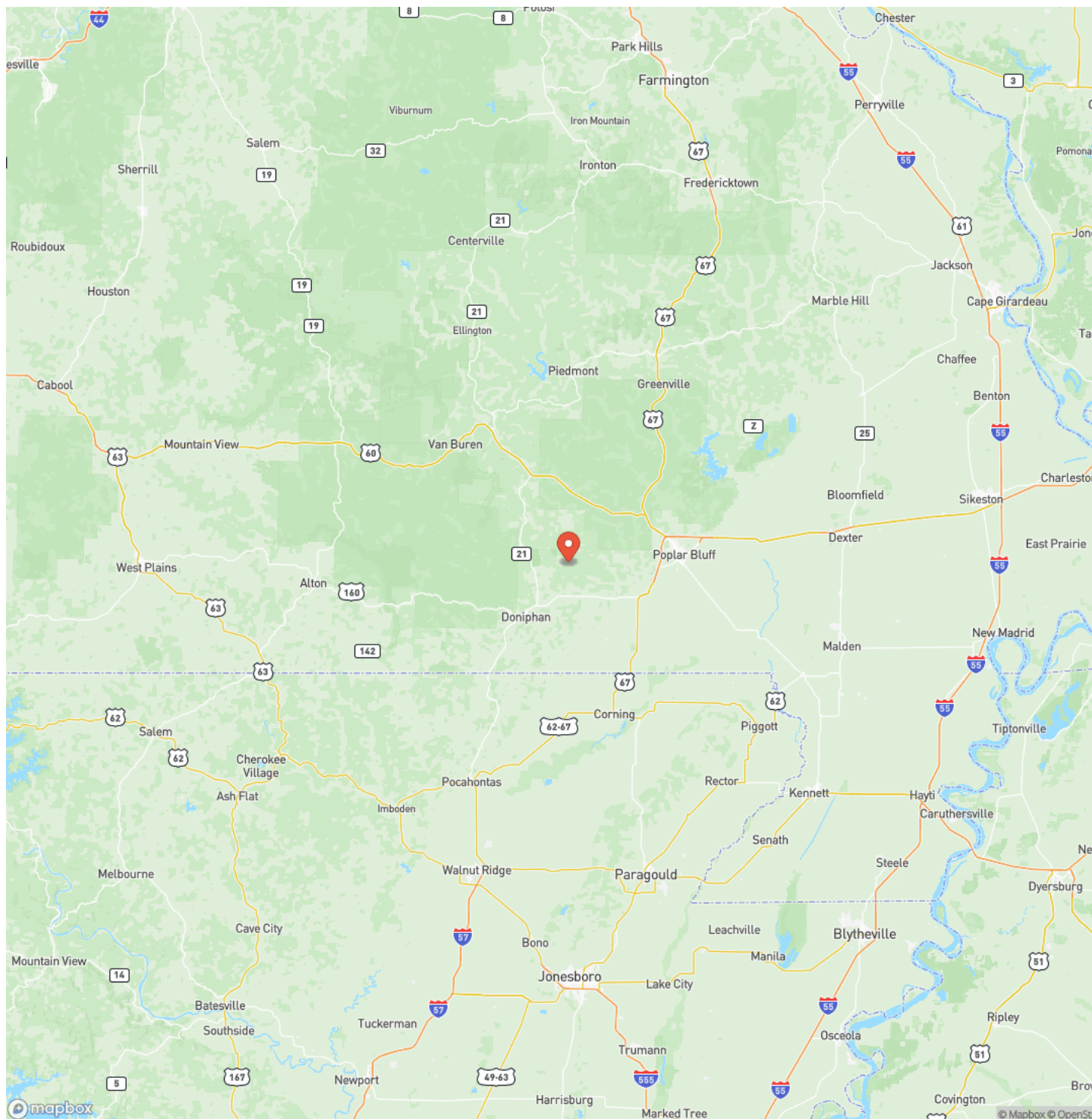
Mudpuppy Acres
Doniphan, MO / Ripley County



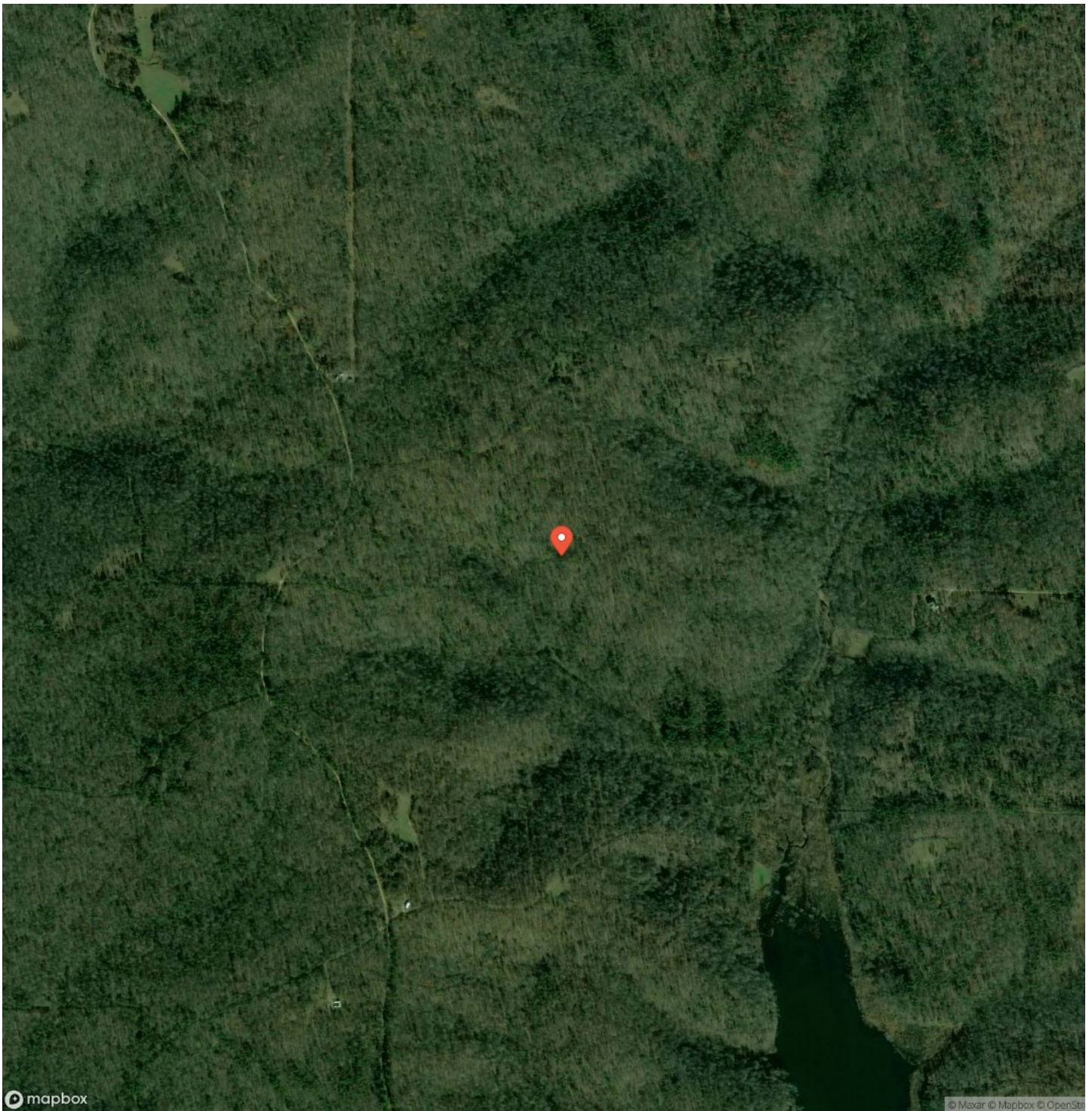
Locator Map



Locator Map



Satellite Map



Mudpuppy Acres

Doniphan, MO / Ripley County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Hindman

Mobile

(636) 373-1509

Office

(855) 289-3478

Email

hunterh09@yahoo.com

Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

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.



<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

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