

**Tall Tines Timberland Tract 2**  
Delbridge  
Potosi, MO 63664

**\$414,000**  
115± Acres  
Washington County





## Tall Tines Timberland Tract 2 Potosi, MO / Washington County

### SUMMARY

#### Address

Delbridge

#### City, State Zip

Potosi, MO 63664

#### County

Washington County

#### Type

Hunting Land, Recreational Land, Lot

#### Latitude / Longitude

37.8681 / -90.8317

#### Taxes (Annually)

161

#### Acreage

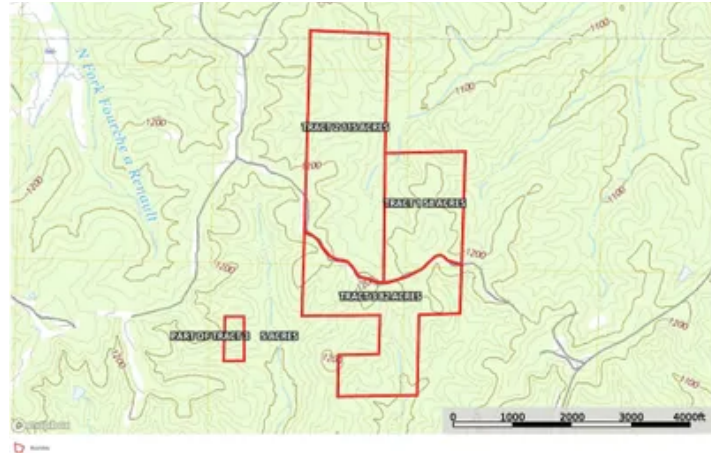
115

#### Price

\$414,000

#### Property Website

<https://livingthedreamland.com/property/tall-tines-timberland-tract-2-washington-missouri/70462/>



## Tall Tines Timberland Tract 2

### Potosi, MO / Washington County

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#### **PROPERTY DESCRIPTION**

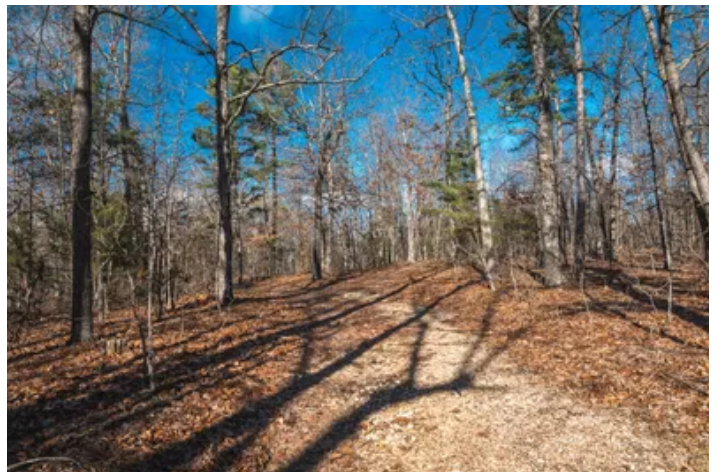
Explore 115 acres of prime hunting and recreational land teeming with whitetail deer and turkey. This private and secluded property is the perfect weekend getaway or an ideal location to build your full-time retreat. The land features a mix of wooded terrain and potential build sites, offering ample space for outdoor adventures or relaxation. Located just 10-15 minutes from Potosi and 1.5 hours from St. Louis, this property provides the perfect balance of privacy and convenience. Whether you're an avid hunter or simply seeking a peaceful escape, this land has it all. The property is available as a whole for \$3,500 per acre, or in smaller tracts at \$3,950 per acre. Don't miss this opportunity to own your slice of nature in a prime location!



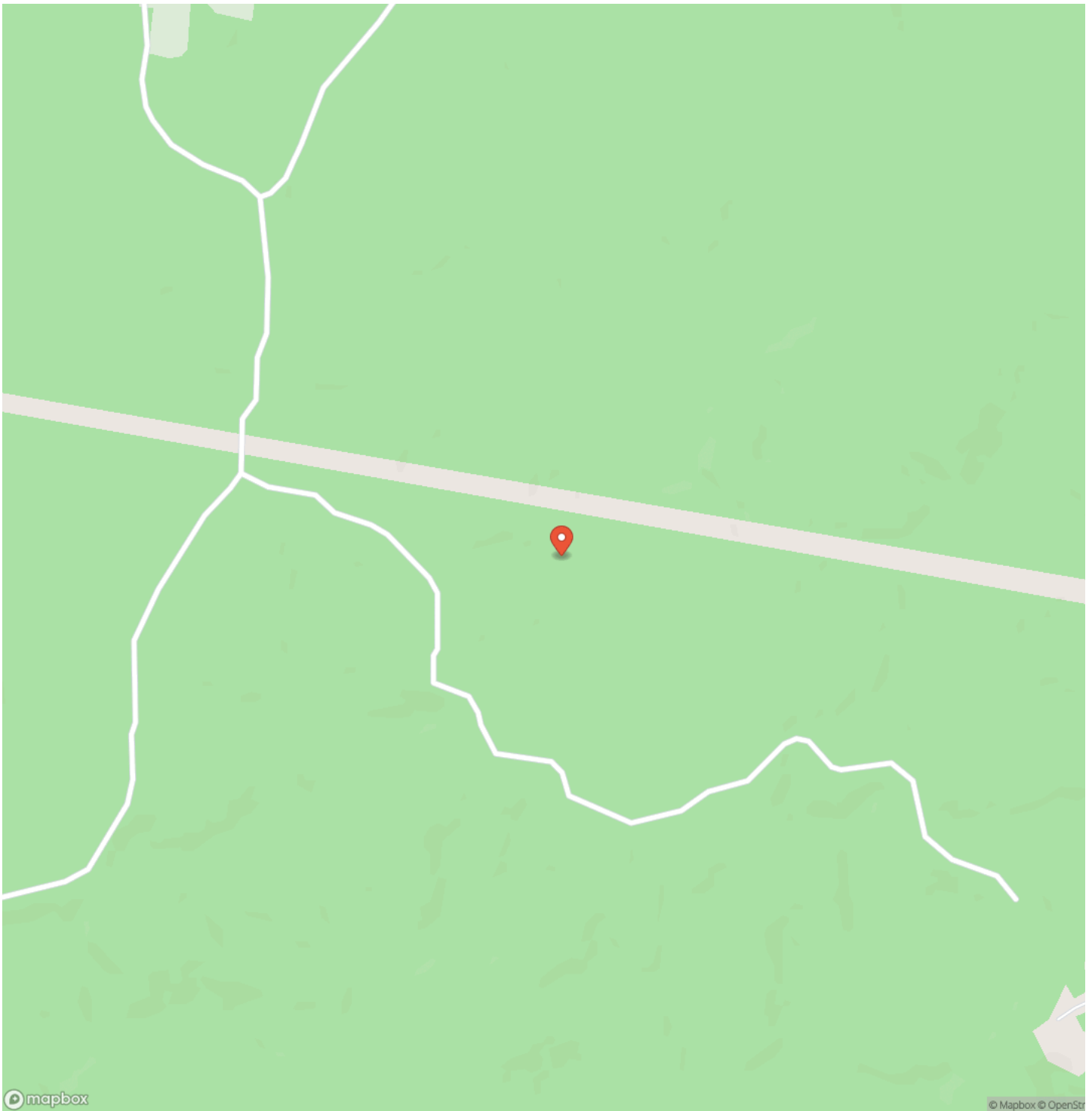


**Tall Tines Timberland Tract 2**  
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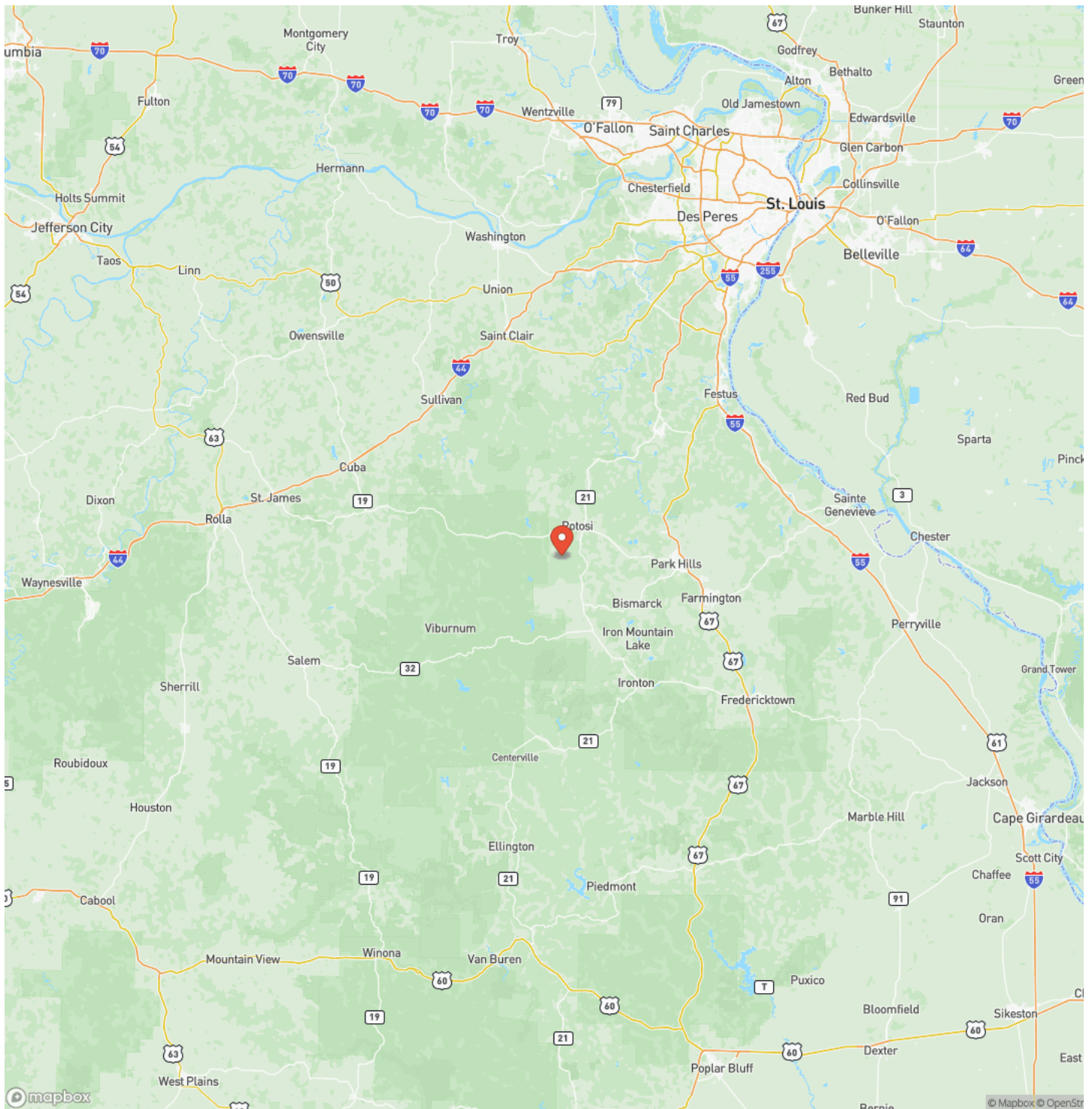


## Locator Map



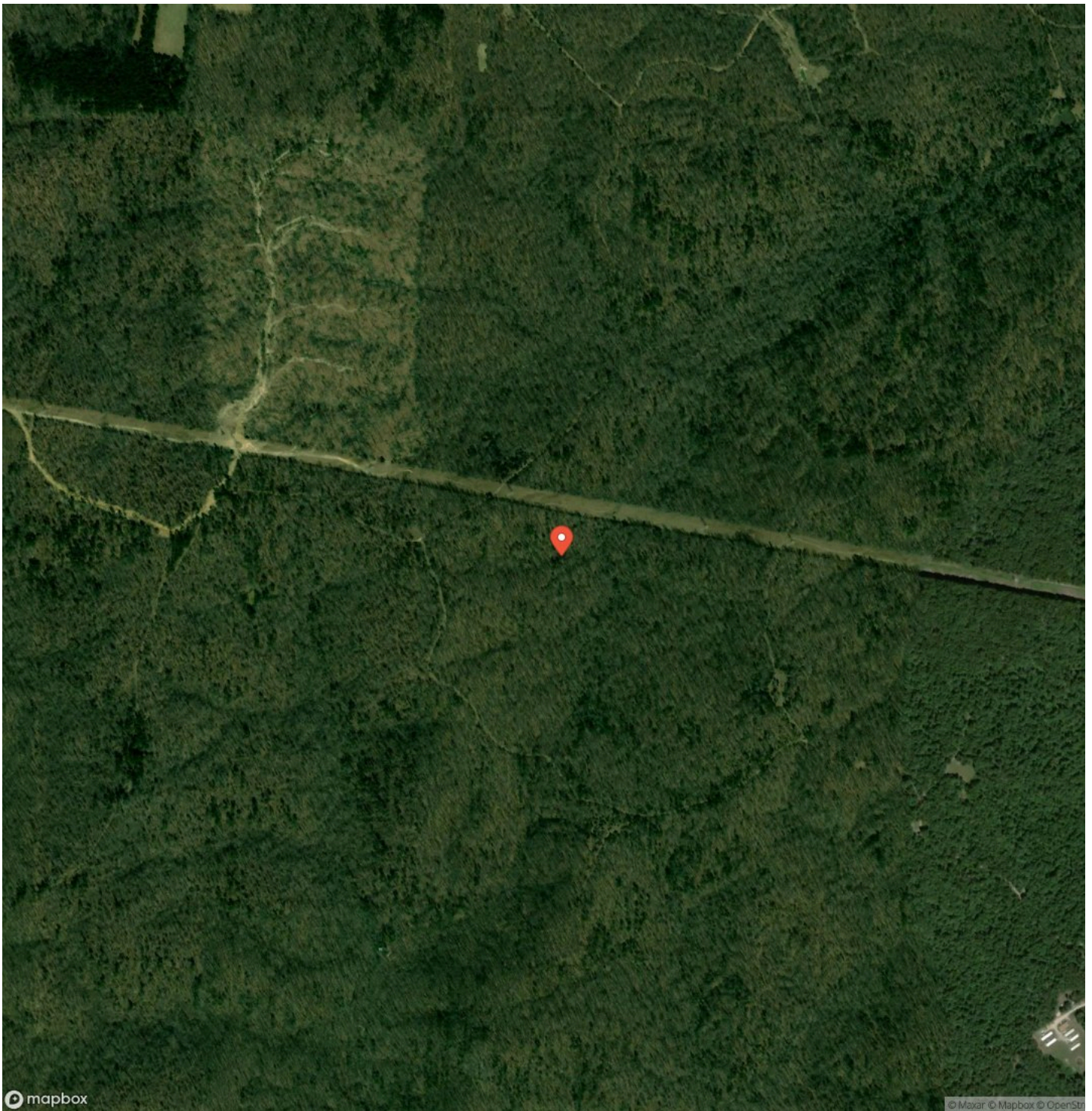


## Locator Map





## 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

Chesterfield, MO 63005

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue 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.





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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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