

**Marquart Cabin & Hunting Camp Tract 1**  
1 Lodge Road  
Bourbon, MO 65565

**\$445,000**  
143± Acres  
Washington County





## Marquart Cabin & Hunting Camp Tract 1 Bourbon, MO / Washington County

### SUMMARY

#### Address

1 Lodge Road

#### City, State Zip

Bourbon, MO 65565

#### County

Washington County

#### Type

Recreational Land, Hunting Land

#### Latitude / Longitude

38.0567 / -91.0087

#### Taxes (Annually)

123

#### Bedrooms / Bathrooms

2 / 1

#### Acreage

143

#### Price

\$445,000

#### Property Website

<https://livingthedreamland.com/property/marquart-cabin-hunting-camp-tract-1-washington-missouri/95170/>



## **Marquart Cabin & Hunting Camp Tract 1**

### **Bourbon, MO / Washington County**

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#### **PROPERTY DESCRIPTION**

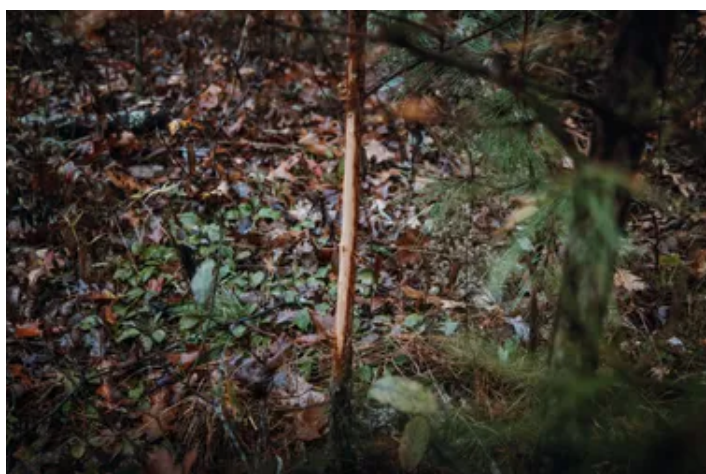
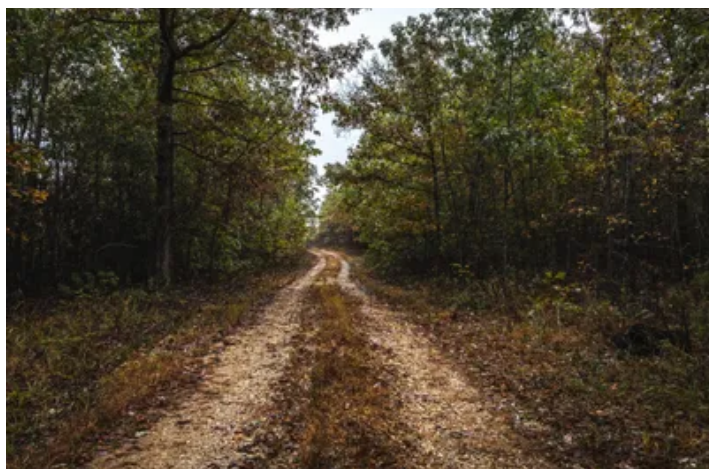
143 Acres in the rolling hills of Washington county mo. Marquart Cabin and hunting retreat is an incredible opportunity to buy and own for your own private and secluded property. Wide open spaces on this one leads to a plethora of wild game including even black bears. If you are an outdoors man this is an amazing place and you'll love it. Bear and mature deer and turkey have been seen on the property. There is a 16x24 Cabin with two bunk beds and a kitchen for when you need to get out of the cold weather from hunting or a nice place to sleep. It is wired and ready to go for camp. The camp does run off of batteries and generators. It is a great place to get away from it all. There is a 30x35 pavilion with a 12x35 lean to perfect for keeping a camper underneath in good and safe condition and additional storage under the lean to. The pavilion also has nice turf grass underneath making it an awesome place for morning coffee or a great picnic spot after a long morning hunt. There is an extensive trail system throughout the property and deer rubs and scrapes everywhere. There are a couple ponds here for wildlife watering holes and a wet weather creek called the Northcutt branch. There are 10 food plots or more here on this property. They are great for any hunter and especially a beginner. There is a nice shooting house for those really cold or rainy days overlooking a plot. The property adjoins pea ridge conservation area on two sides. There is a nice stand of black out white oak and red oak and even some pines on this property. If you are looking for a recreational rich and unique opportunity to own a large parcel of land this is the one for you!





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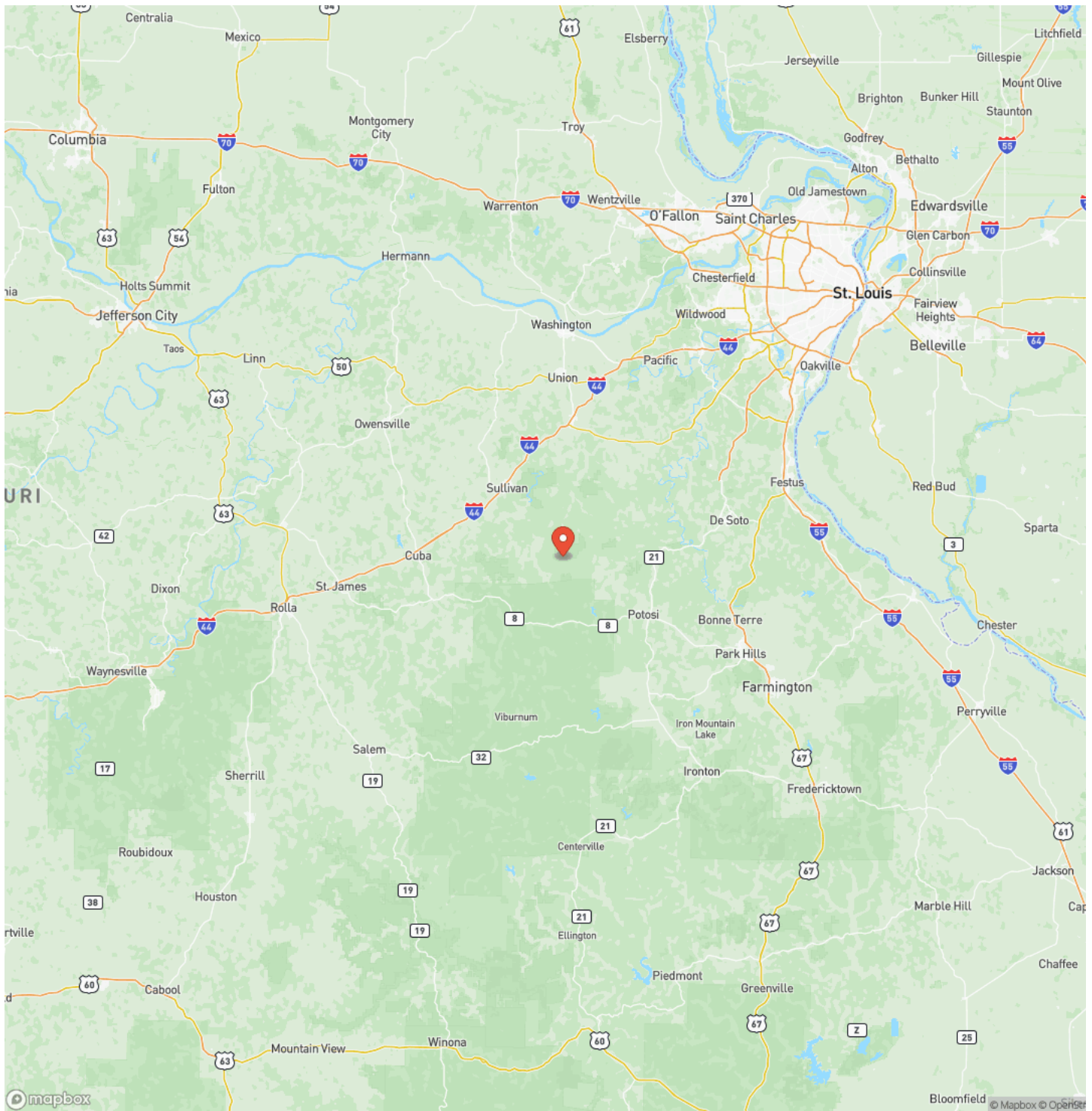


## Locator Map





## Locator Map





## Satellite Map



## Marquart Cabin & Hunting Camp Tract 1

### Bourbon, MO / Washington 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

## 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:**

## **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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