

Lone Pine Ridge
000 Whiteacre Run
Shannondale, MO 65560

\$335,000
161.75± Acres
Shannon County



Lone Pine Ridge Shannondale, MO / Shannon County

SUMMARY

Address

000 Whiteacre Run

City, State Zip

Shannondale, MO 65560

County

Shannon County

Type

Recreational Land, Hunting Land, Lot

Latitude / Longitude

37.393 / -91.3924

Acreage

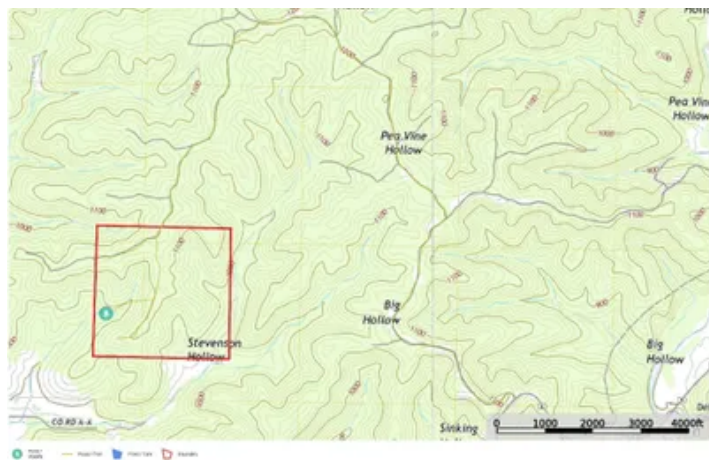
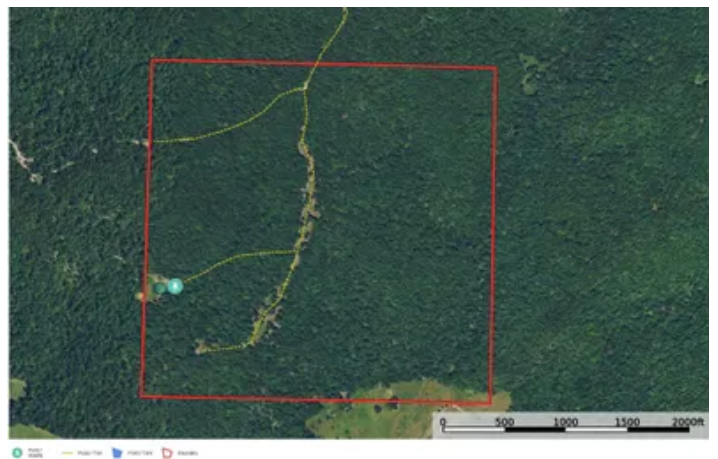
161.75

Price

\$335,000

Property Website

<https://livingthedreamland.com/property/lone-pine-ridge/shannon/missouri/103075/>

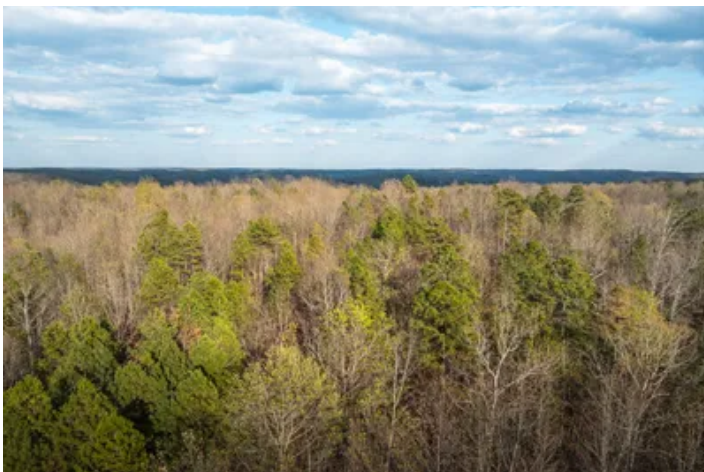


PROPERTY DESCRIPTION

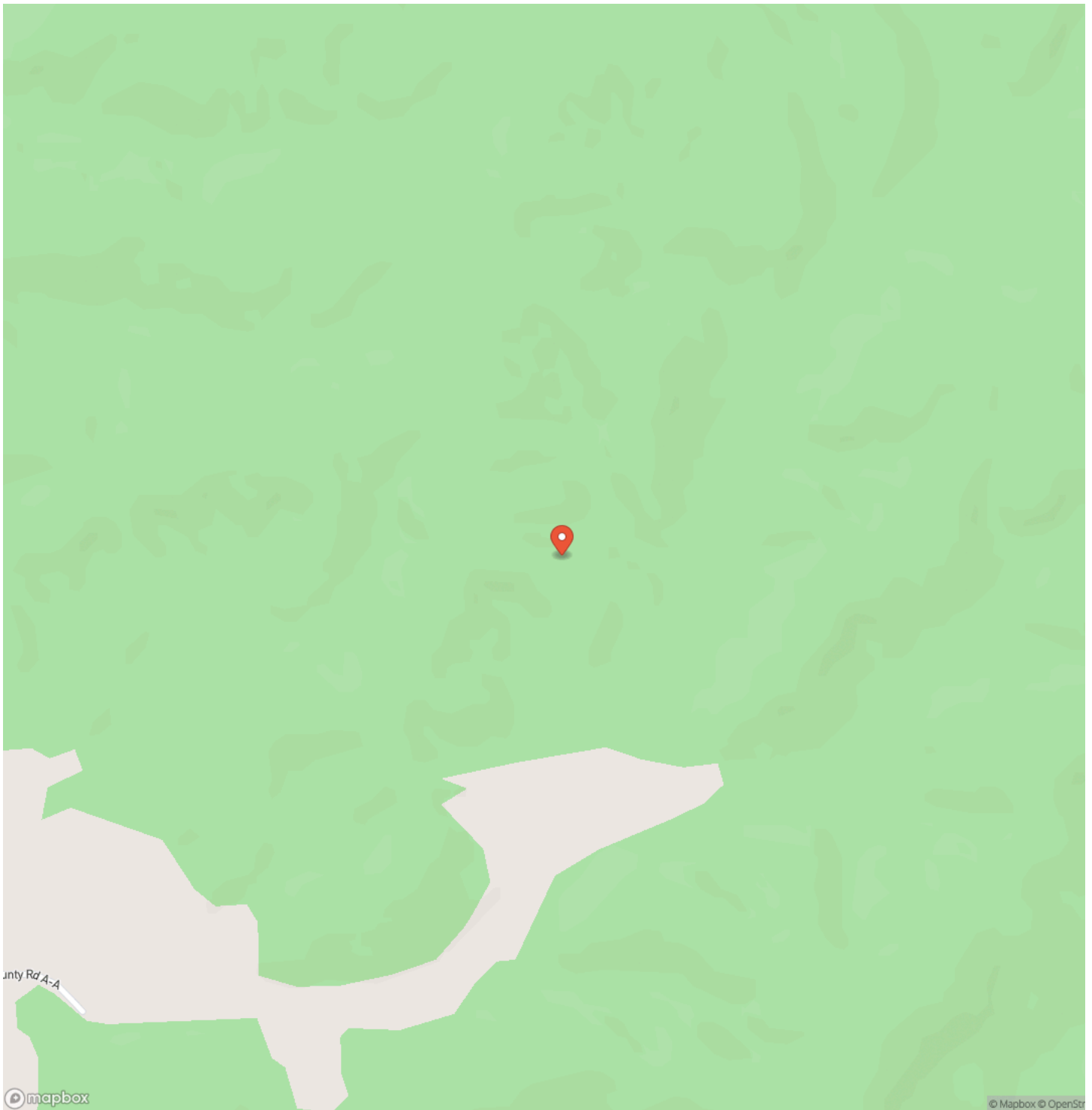
Whispering winds drift through scattered pines atop a ridge, offering gorgeous views of both the morning sunrise and an amazing sunset. This private and secluded property captures the pure beauty of the Ozark Mountains. A healthy stand of timber covers the rolling hills, complemented by a pond that draws in wildlife and creates an ideal ambush spot for a variety of game. A scenic ridgetop field provides the perfect location for a future cabin or an off-grid deer camp. An additional approximately 5-acre field sits high on the ridge-ideal for a shooting range, picnic area, or food plot. Well-maintained trails run throughout the property, making it easy to explore. Wildlife is plentiful, including deer, turkey, bobcat, coyotes, squirrels, and more. The property has been surveyed, with corners marked and some boundary lines identified. The ridgeline naturally splits the property in half, creating an excellent pinch point and travel corridor for game. Located just minutes from the Current River, known for some of Missouri's premier fishing opportunities, this property is also conveniently situated about 30 minutes from Salem and Eminence. Property is priced at \$2,071 per acre.



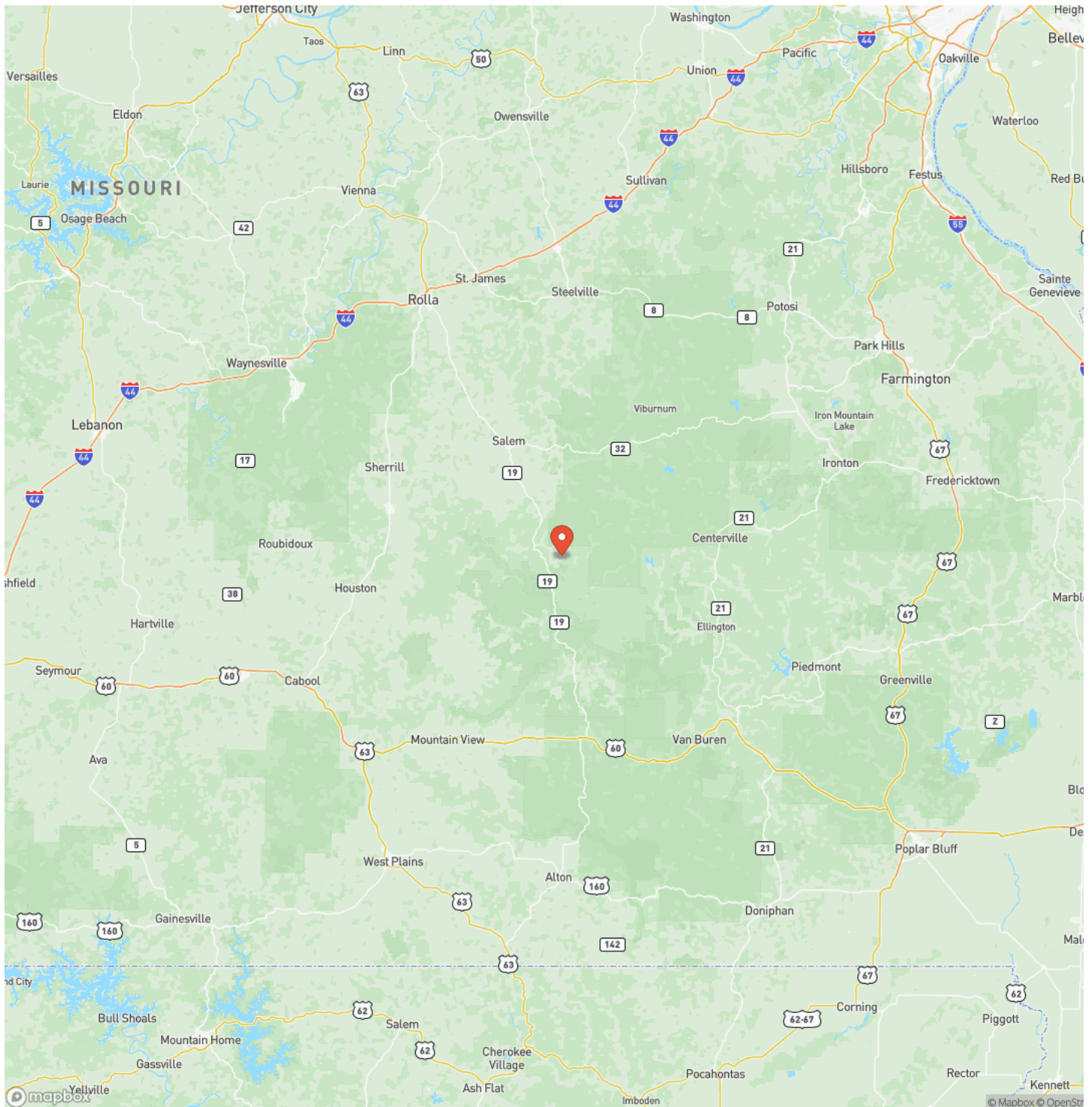
Lone Pine Ridge
Shannondale, MO / Shannon County



Locator Map



Locator Map



Satellite Map



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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