

65+/- Acres in Advance, MO
000 County Road 604
Advance, MO 63730

\$295,000
65.530± Acres
Bollinger County



65+/- Acres in Advance, MO
Advance, MO / Bollinger County

SUMMARY

Address

000 County Road 604

City, State Zip

Advance, MO 63730

County

Bollinger County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

37.14592 / -89.99708

Acreage

65.530

Price

\$295,000

Property Website

<https://www.mossyoakproperties.com/property/65-acres-in-advance-mo-bollinger-missouri/47292/>



MORE INFO ONLINE:

MossyOakProperties.com

PROPERTY DESCRIPTION

Situated just north of Advance, MO sits this 65.53 m/l acres of prime hunting ground! Location is the name of the game with this parcel, as it is located right in the middle of some of the best private and public hunting ground that the area has to offer. Dark Cypress Conservation area is just a few hundred yards to the south, and is a non-firearm hunting unit. This allows bucks in the area to reach maturity more frequently, and the opportunity to reach impressive sizes for the region. Additionally, the area is home to several thousand migrating waterfowl annually, and the property could lay out very nicely for waterfowl hunting with proper improvements. The parcel currently has over 6 acres of tillable, however additional acreage could likely be converted to tillable with some clearing. The rest of the acreage consists of mixed hardwoods with a large majority being highly marketable old-growth timber. Easy electric hookup, over 2000 feet of county road frontage, and a potential location to build a pond, round out the long list of things this property has to offer!

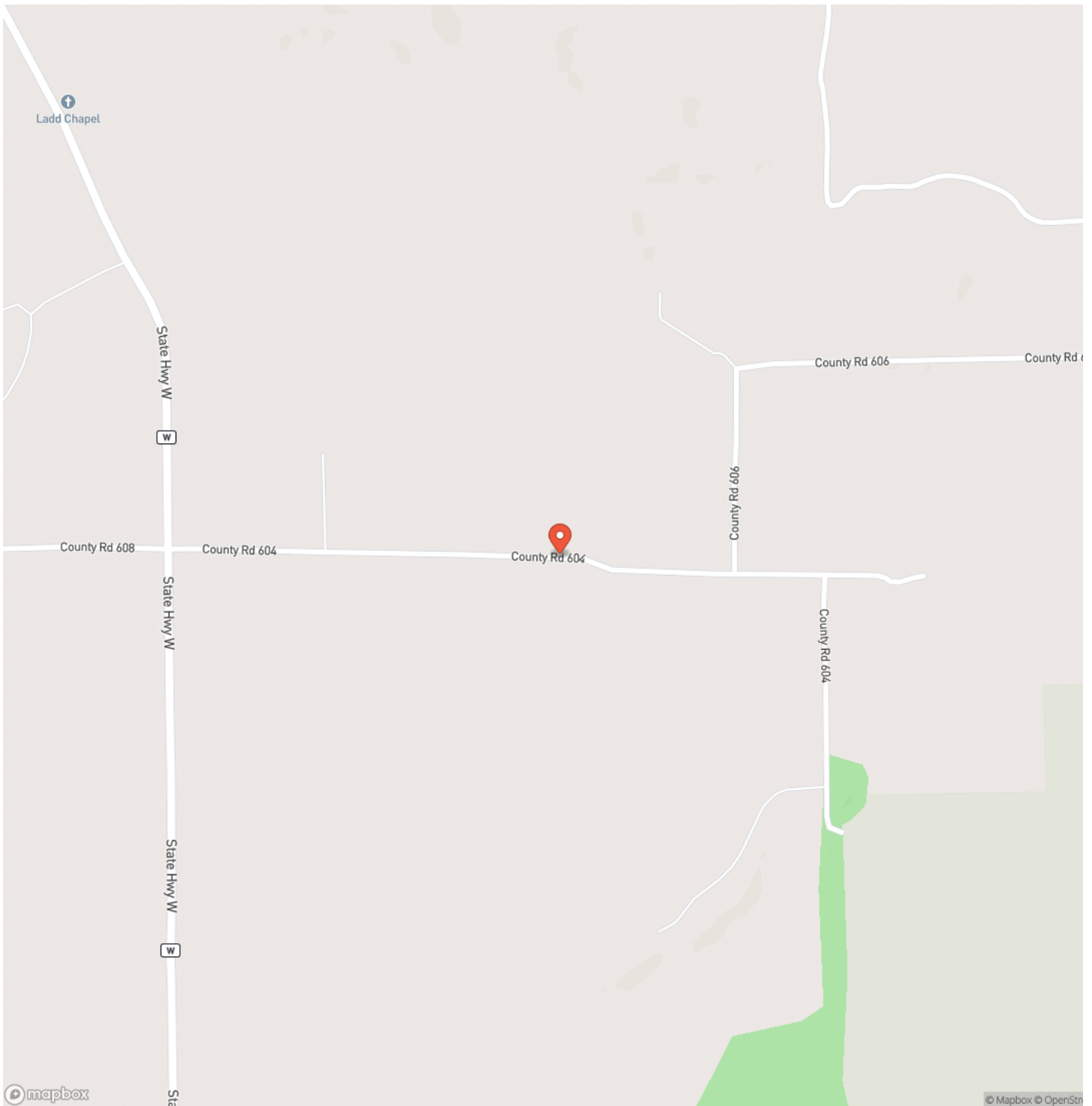
MORE INFO ONLINE:

MossyOakProperties.com

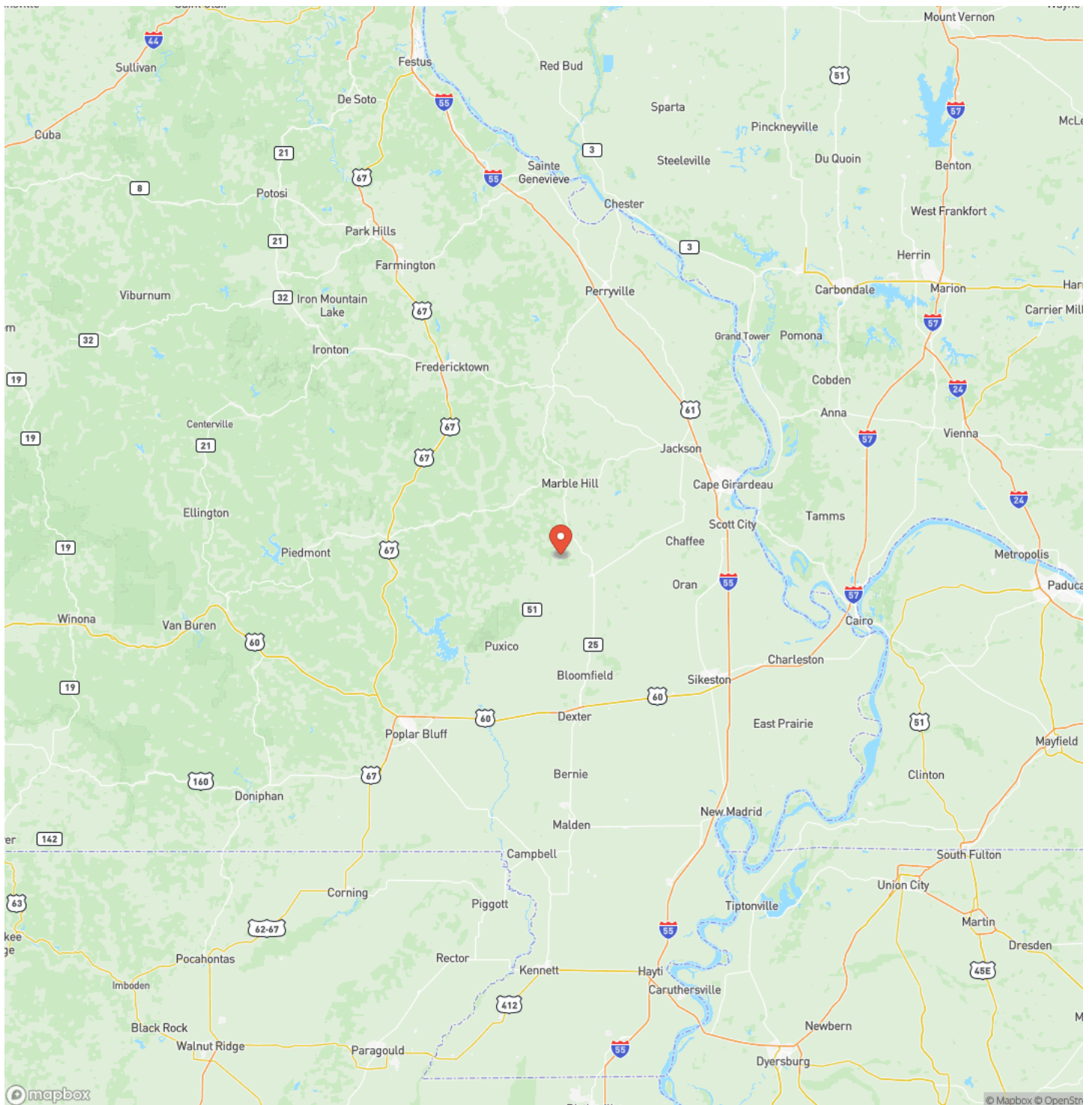
65+/- Acres in Advance, MO
Advance, MO / Bollinger County



Locator Map



Locator Map



MORE INFO ONLINE:

MossyOakProperties.com

Satellite Map



65+/- Acres in Advance, MO
Advance, MO / Bollinger County

LISTING REPRESENTATIVE

For more information contact:



Representative

Landon Carlton

Mobile

(573) 225-2907

Office

(573) 225-2907

Email

lcarlton@mossyoakproperties.com

Address

City / State / Zip

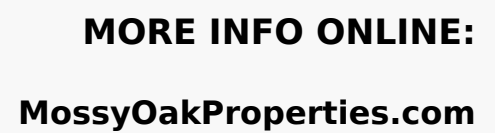
Jackson, MO 63755

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

[illegible]

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.



Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
MossyOakProperties.com

