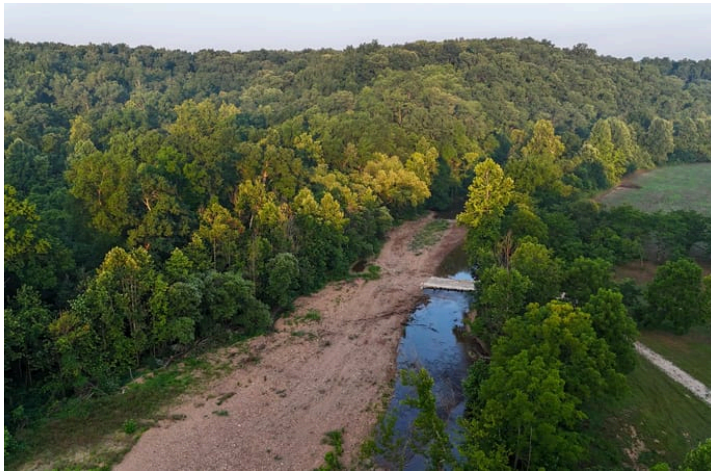
Recreational Haven with Immediate ROI: 169+/- Acres in Bollinger County, MO
County Road 834
Marble Hill, MO 63764

$860,000
169± Acres
Bollinger County







SUMMARY

Address
County Road 834

City, State Zip
Marble Hill, MO 63764

County
Bollinger County

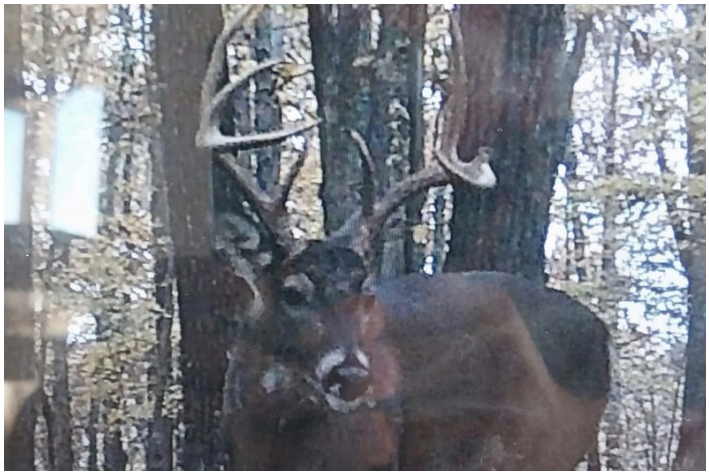
Type
Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude
37.358113 / -90.052375

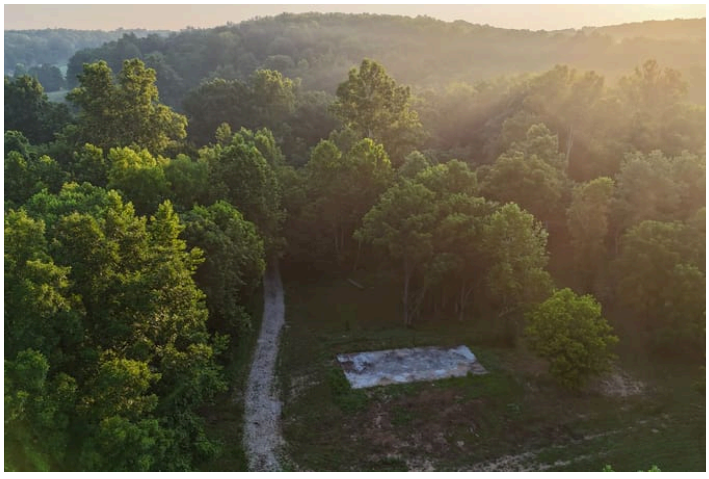
Acreage
169

Price
$860,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Recreational Haven with Immediate ROI: 169+/- Acres in Bollinger County, MO

The Perfect Balance of Play and Pay.
Tucked away just north of Marble Hill, Missouri, this 169+/- acre tract in Bollinger County is a rare find that combines premier Ozark recreation with substantial, immediate financial upside. If you have been searching for a legacy hunting property that can help pay for itself on day one, this is the ground you've been waiting for.

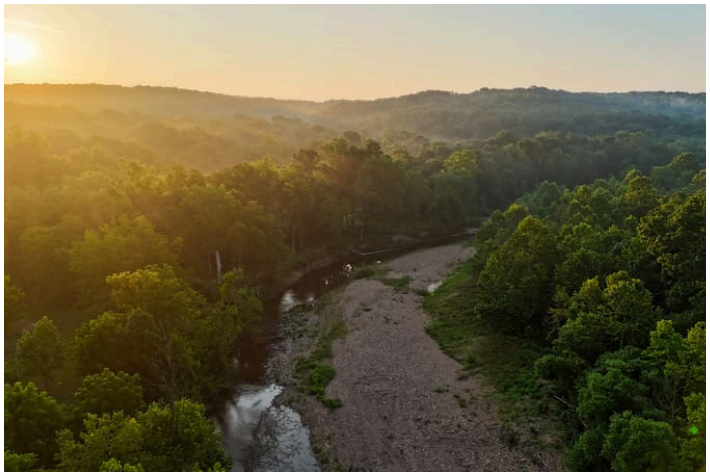
Immediate Timber Return.
The property features an exceptional stand of fully mature timber. A select harvest could provide a massive, immediate return on investment for the next owner, making this as much a savvy land investment as it is a sportsman's paradise. The current owner estimates approximately $300k in standing timber on the property.

Live Water & Endless Recreation.
With Crooked Creek winding along two sides of the property, you have direct access to year-round live water. This creek frontage offers incredible gravel-bar camping, swimming, and wading opportunities, adding a rare summertime recreation element that most hunting tracts lack. The diverse terrain, thick cover, and natural water source create a perfect storm for holding mature whitetail deer and a healthy turkey population. There are multiple areas on the property that are suited well for food plots, and multiple stands are already in place.

Build-Ready Infrastructure.
Unlike raw land that requires tens of thousands in utility development, the heavy lifting is already done here. The property features a well and electricity already on site. Multiple beautiful, elevated building sites offer stunning panoramic views of the hills, making it a perfect spot for a permanent country home or a weekend hunting cabin.

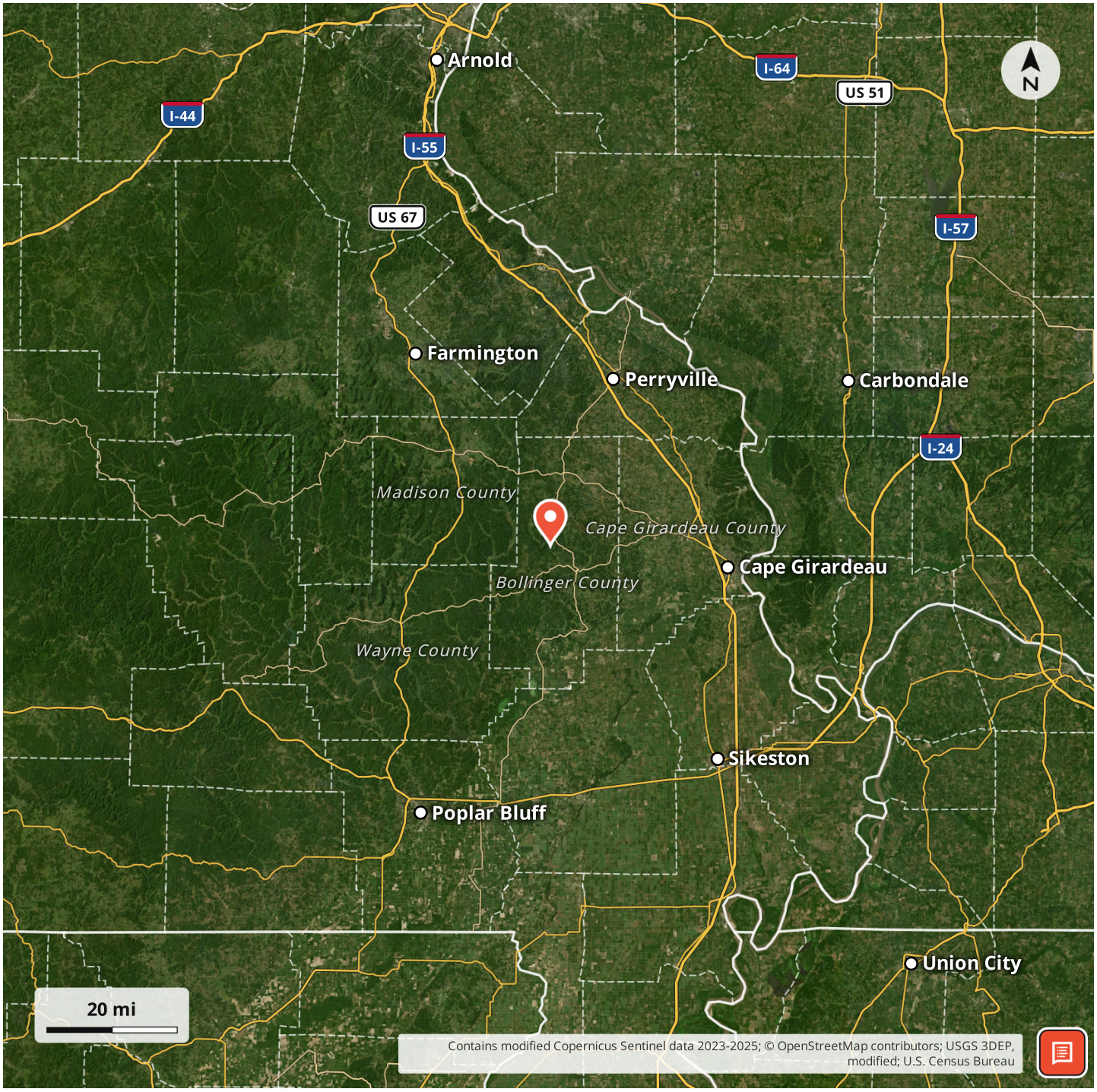
Best of all, you get absolute privacy without sacrificing convenience- the property is located just minutes from the amenities of Marble Hill, 30 minutes from Jackson, and 45 minutes from Cape Girardeau.





Regional Map



Locator Map


N
Co Rd 834
Co Rd 804
0.5 mi
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
1000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified

LISTING REPRESENTATIVE

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Jackson, MO 63755

NOTES

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DISCLAIMERS

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