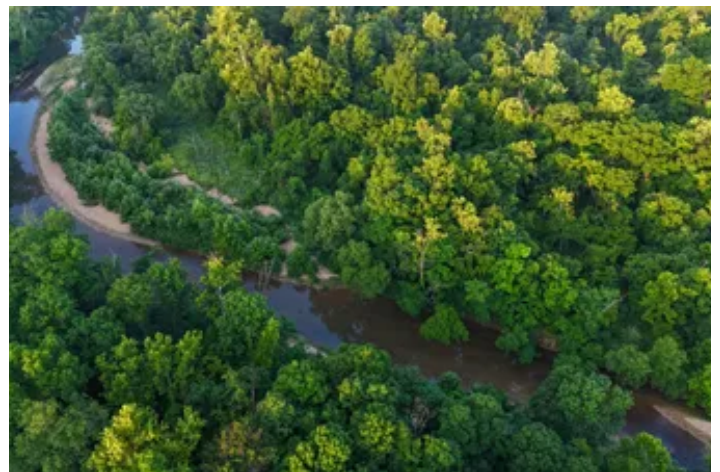


Recreational Haven with Immediate ROI: 169+/- Acres in
Bollinger County, MO
County Road 834
Marble Hill, MO 63764

\$860,000
169± Acres
Bollinger County



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

<https://www.mossoakproperties.com/property/recreational-haven-with-immediate-roi-169-acres-in-bollinger-county-mo-bollinger-missouri/111816/>



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

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.

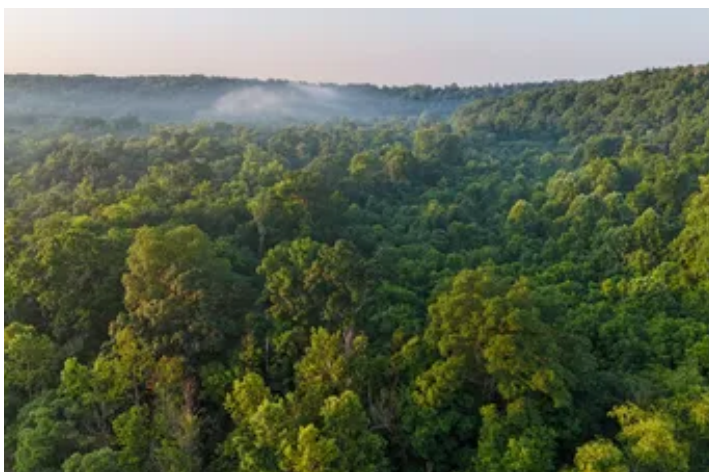
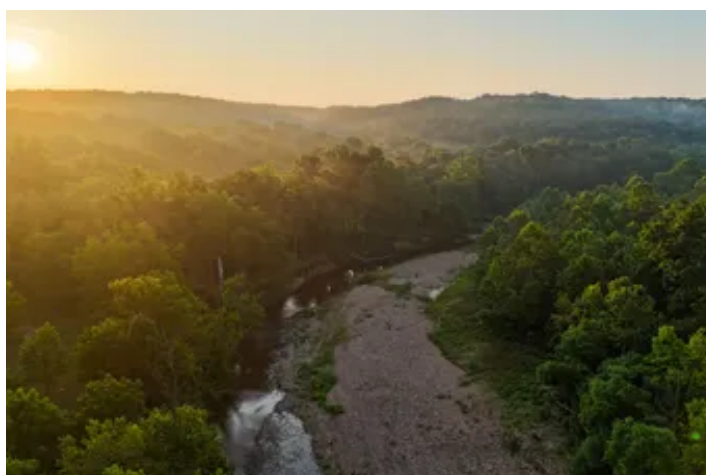
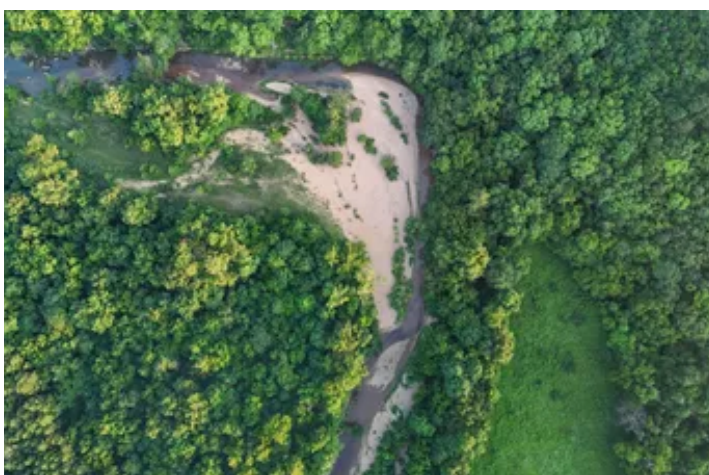
With Crooked Creek winding along two sides of the property, you have direct access to year-round live water. This creek frontage offers incredible gravel-bar camping, swimming, and wading opportunities, adding a rare summertime recreation element that most hunting tracts lack. The diverse terrain, thick 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.

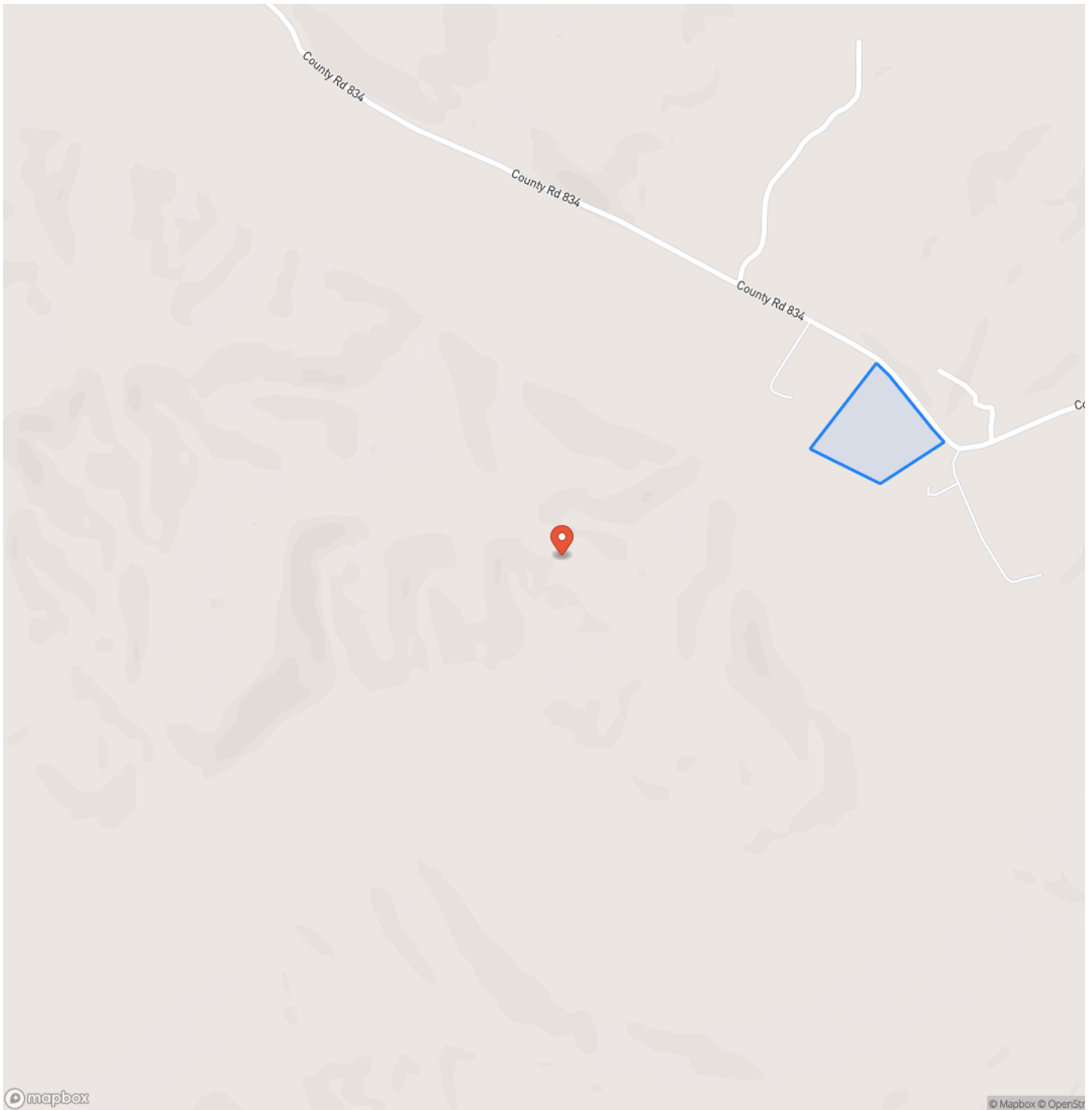
Unlike raw land that requires tens of thousands in utility development, the heavy lifting is already done here. The property features a well and electricity already on site. Multiple beautiful, elevated building sites offer stunning panoramic views of the hills, making it a perfect spot for a permanent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

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

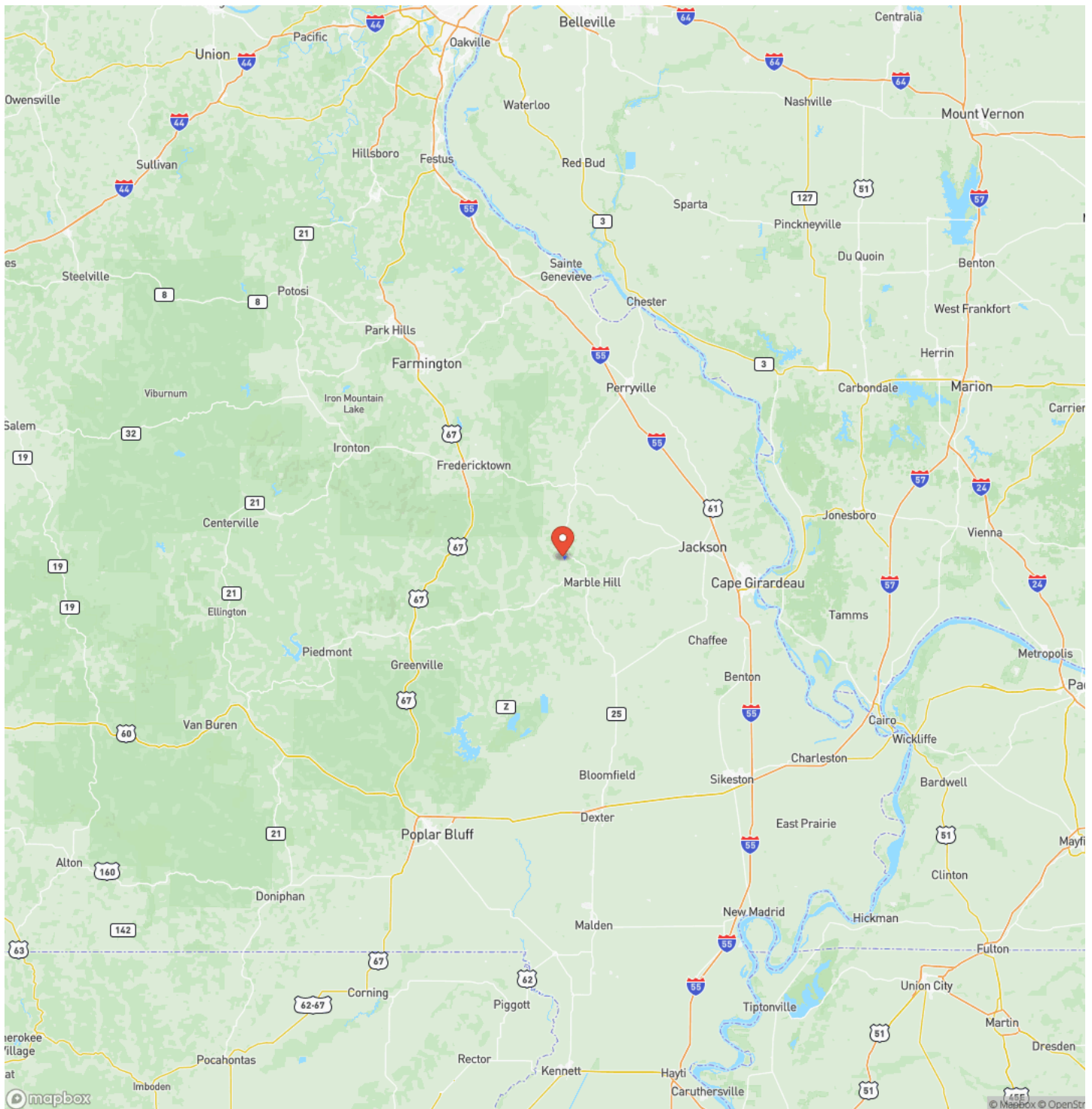


Locator Map

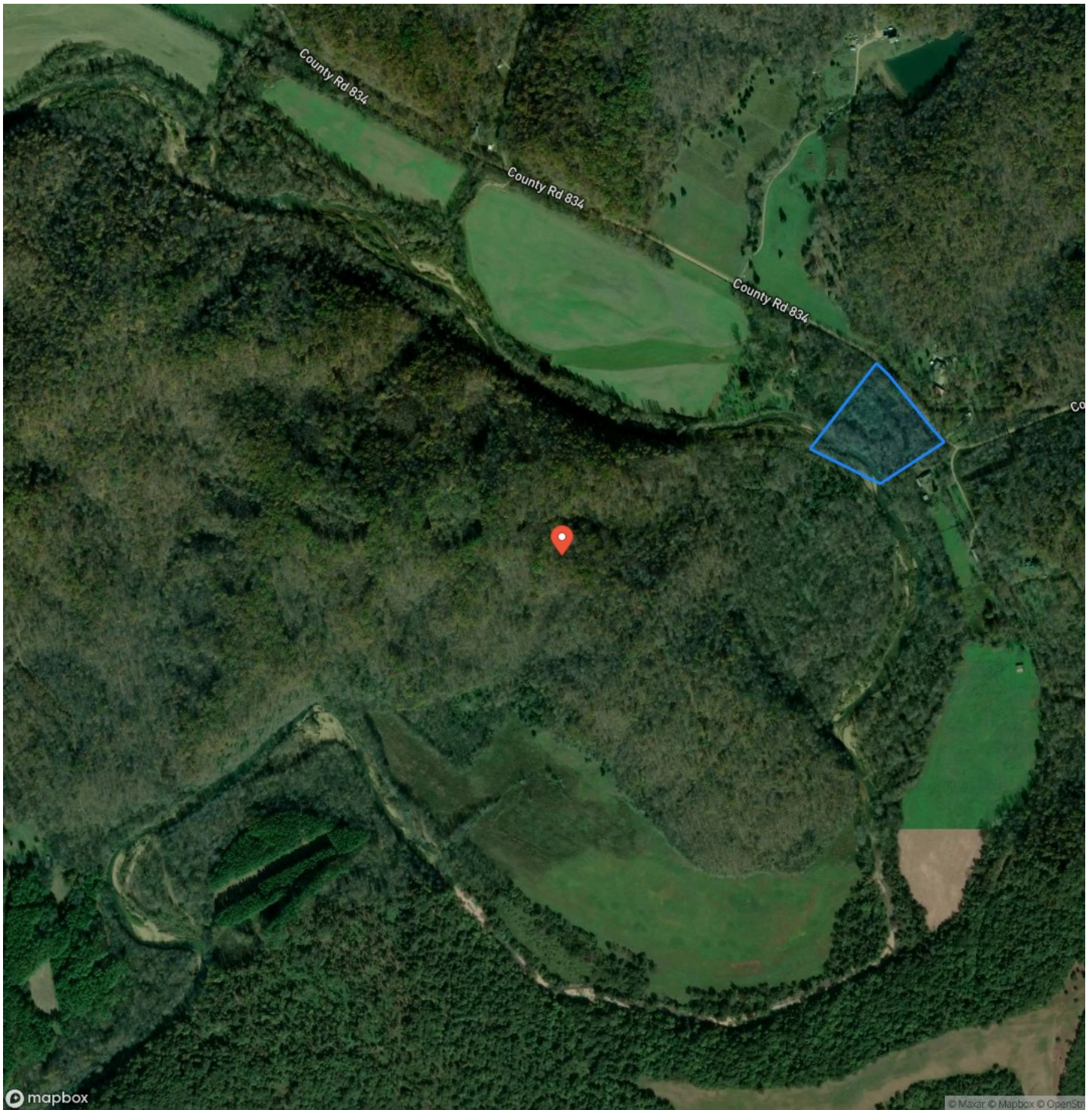


Recreational Haven with Immediate ROI: 169+/- Acres in Bollinger County, MO
Marble Hill, MO / Bollinger County

Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

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Address

City / State / Zip

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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://mossyoakproperties.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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