

West Branch 40  
1810 West Branch road  
Macks Creek, MO 65786

**\$200,000**  
40± Acres  
Camden County



**MORE INFO ONLINE:**

1

<https://livingthedreamland.com/>



**West Branch 40**  
**Macks Creek, MO / Camden County**

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**SUMMARY**

**Address**

1810 West Branch road

**City, State Zip**

Macks Creek, MO 65786

**County**

Camden County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

37.9104 / -93.0388

**Taxes (Annually)**

228

**Dwelling Square Feet**

800

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

40

**Price**

\$200,000

**Property Website**

<https://livingthedreamland.com/property/west-branch-40-camden-missouri/67087/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**PROPERTY DESCRIPTION**

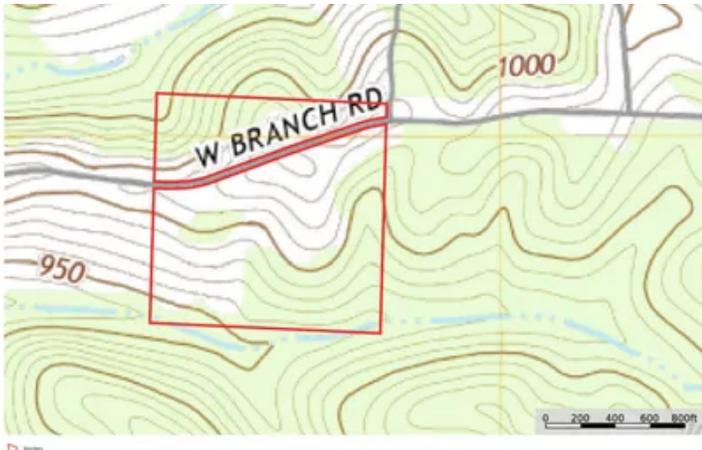
This 40-acre square tract is a versatile mix of woods and pasture, fully fenced and ideal for cattle or horses. Known for excellent deer and wild turkey hunting, this property would make a perfect weekend retreat or the site for your future dream home. It already has essential amenities in place, with a well and electricity available. There is an older mobile home on the property, currently rented, which could also be repurposed as a hunting camp. The land has significant frontage on Connie Road, providing easy access with an established driveway. For those interested in outdoor recreation, the property is conveniently situated between the Lake of the Ozarks and Truman Lake, offering great fishing within a short drive. Outbuildings include a pole barn with a 12-foot lean-to, multiple smaller sheds. With these features, the property would also be easily adaptable for homesteading.

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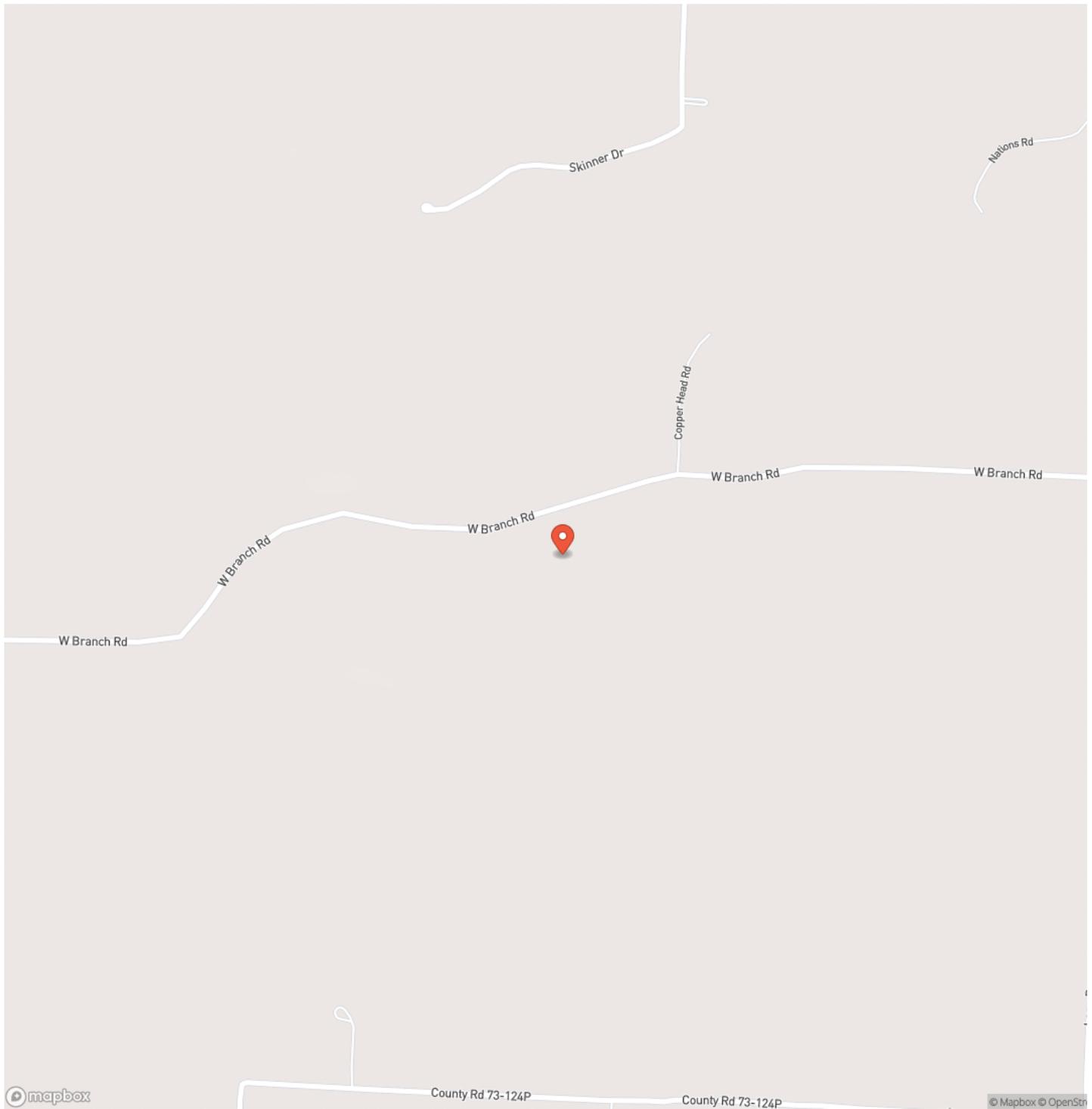


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## Locator Map

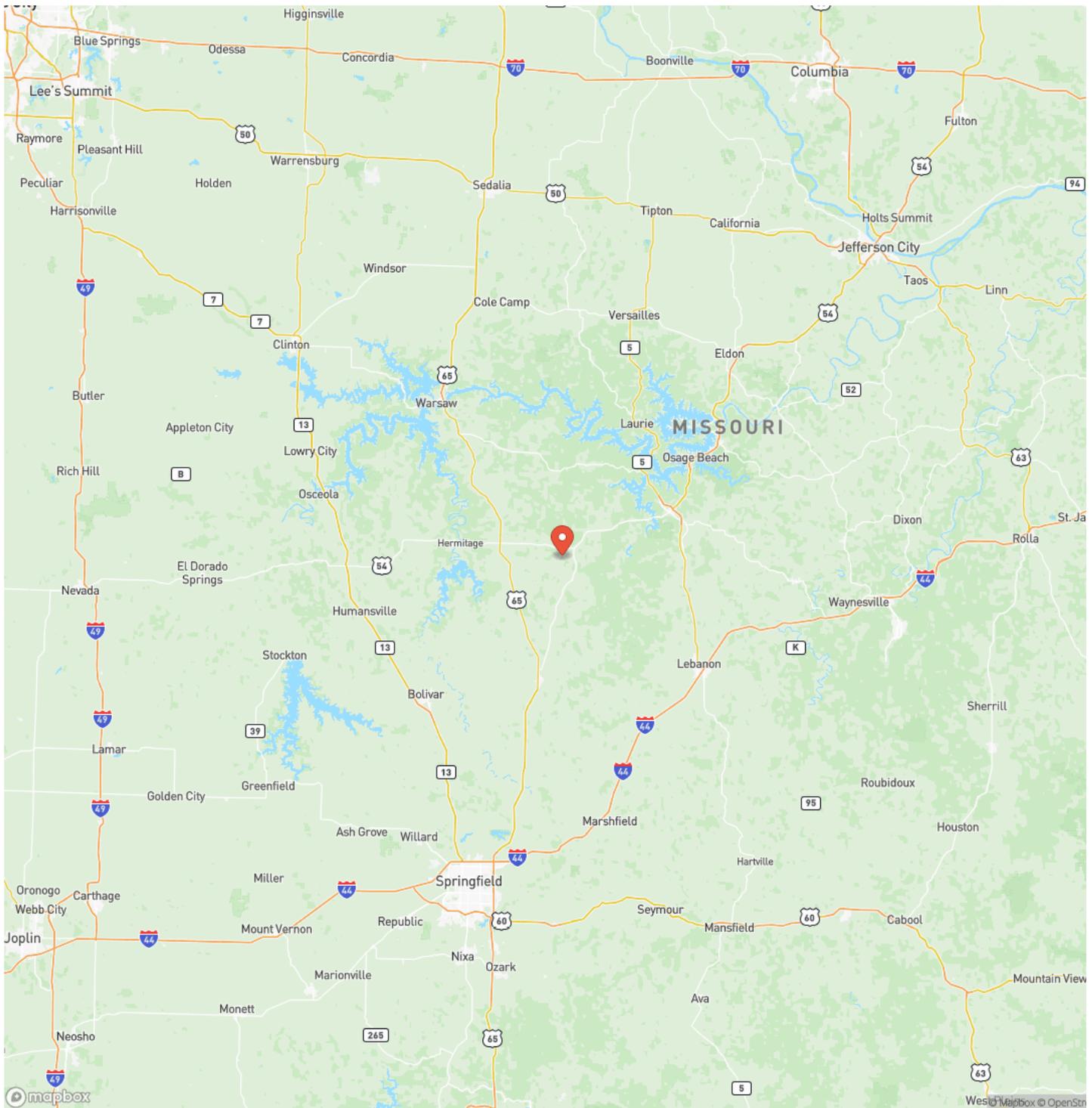


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## Locator Map



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## Satellite Map



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## **DISCLAIMERS**

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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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