



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

9.29± RIVERFRONT ACRES
ST. CLAIR COUNTY, MO
\$90,000



OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

THE ST. CLAIR 9.29

PROPERTY PROFILE

LOCATION:

- SE 800 Road
Collins, MO 64738
- St. Clair County
- 2± Miles N of Highway 54
- 8.6± Miles W of Collins
- 43± Miles SW of Warsaw
- 62± Miles NW of Springfield

COORDINATES:

- 37.9101130, -93.7656010

TAX INFORMATION:

- TBD

PROPERTY USE:

- Recreational
- Investment
- Hunting & Fishing
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 9.29± Acres
- Sac River Frontage
- Open Ground & Timber
- Additional Acreage Available
- Electric Available
- Gated Entry
- Deer & Turkey



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DILLON SLAUGHTER

LAND SPECIALIST

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4848 Main St. - Flora, MS 39701

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ST. CLAIR 9.29

WELCOME TO THE ST. CLAIR 9.29 IN COLLINS, MISSOURI. Located along a private stretch of the Sac River, this 9.29± surveyed acre tract in St. Clair County offers the perfect blend of seclusion, recreation, and build-ready convenience. With over 142± feet of direct river frontage and a secondary deeded river access point just upstream, you'll enjoy multiple access locations to some of the best fishing, floating, and relaxing the Ozarks offer.

Located less than two miles off Highway 54 at the end of a dead-end county road, the St. Clair 9.29 is accessed by a private road behind an electric gate, which provides both security and convenience. Electric already runs to the front of the property, making future development simple whether you're planning a weekend cabin, hunting retreat, or full-time residence.



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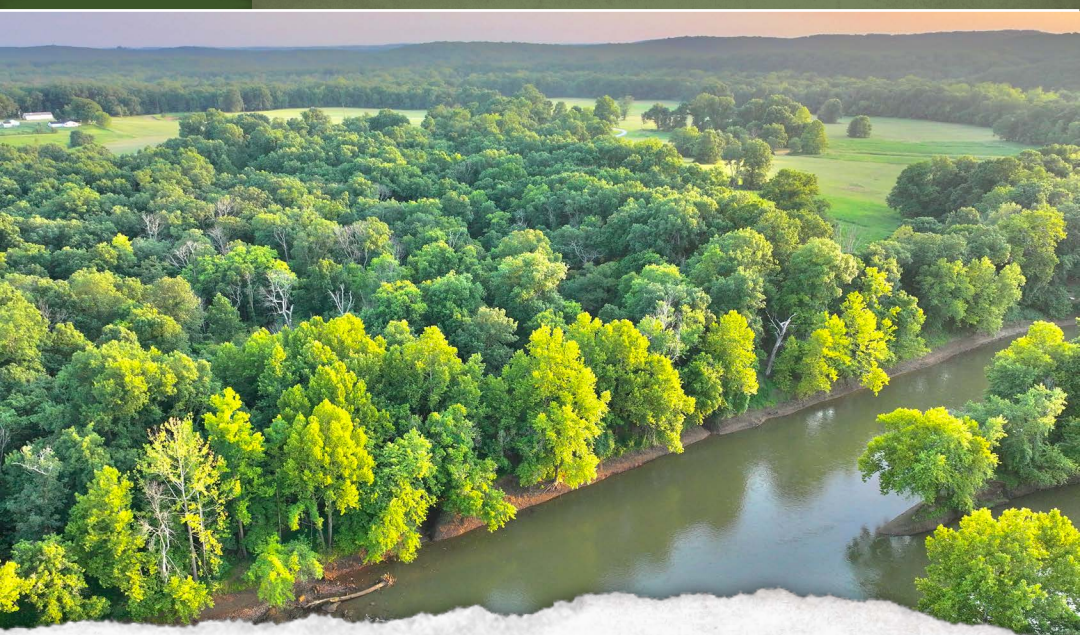
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MORE ABOUT THE ST. CLAIR 9.29

The land features a beautiful mix of open ground and mature timber with a prime open build area near the road while still maintaining excellent privacy. Large hardwoods create a tall shaded canopy throughout the tract, while creeks bordering both sides add to the natural beauty and provide excellent wildlife travel corridors. Deer and turkey sign are abundant, making the St. Clair 9.29 an outstanding recreational tract for hunting and outdoor enjoyment.

The combination of river frontage, secondary deeded access, utilities, privacy, and build potential is hard to find in today's market. Additional adjoining acreage is also available for purchase if you're looking to expand. Whether you're searching for a peaceful getaway or a future riverfront homesite, this secluded Sac River property checks all the boxes.

**Call Dillon Slaughter today to schedule a private showing
and experience #TheSmallTownWay!**



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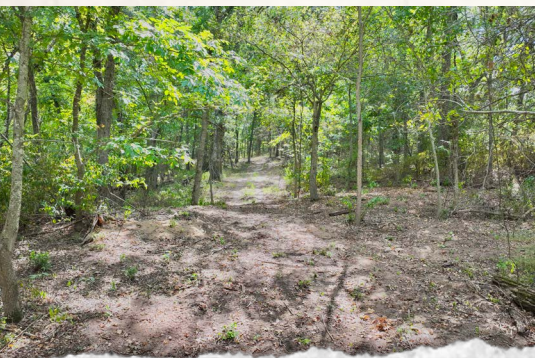
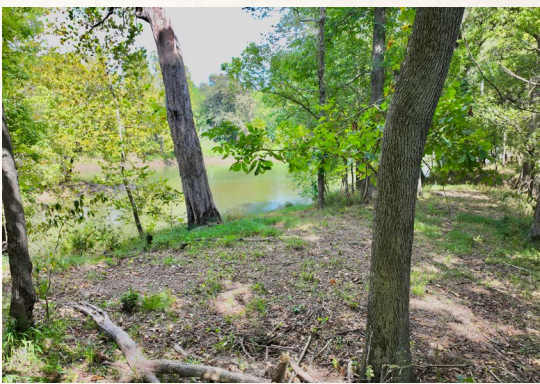
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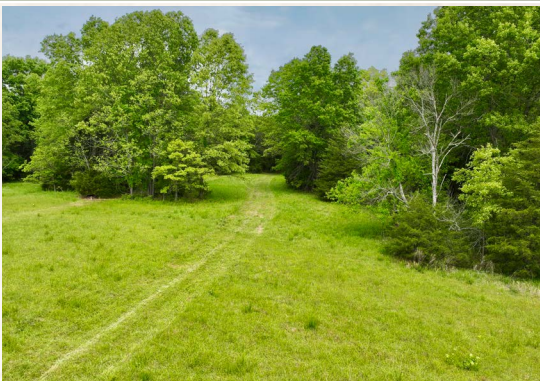
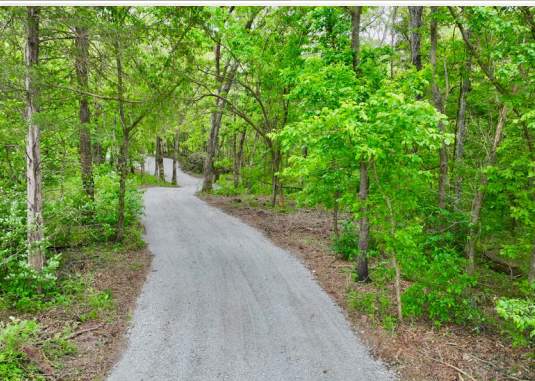
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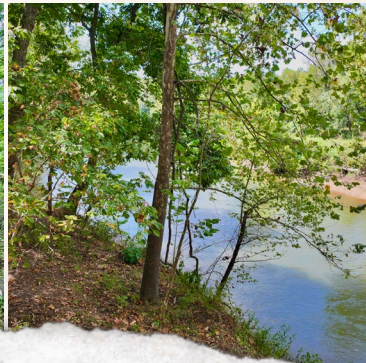
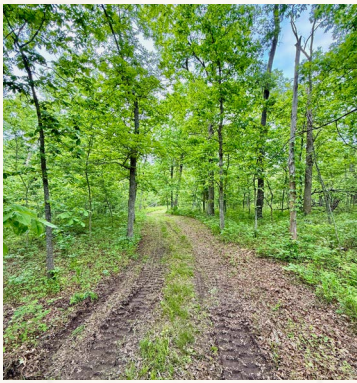
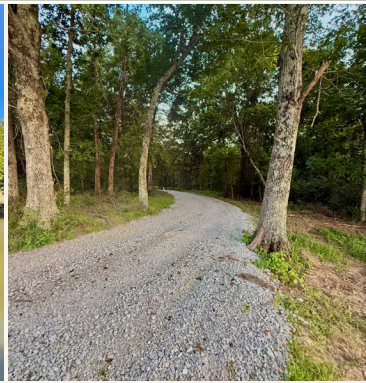
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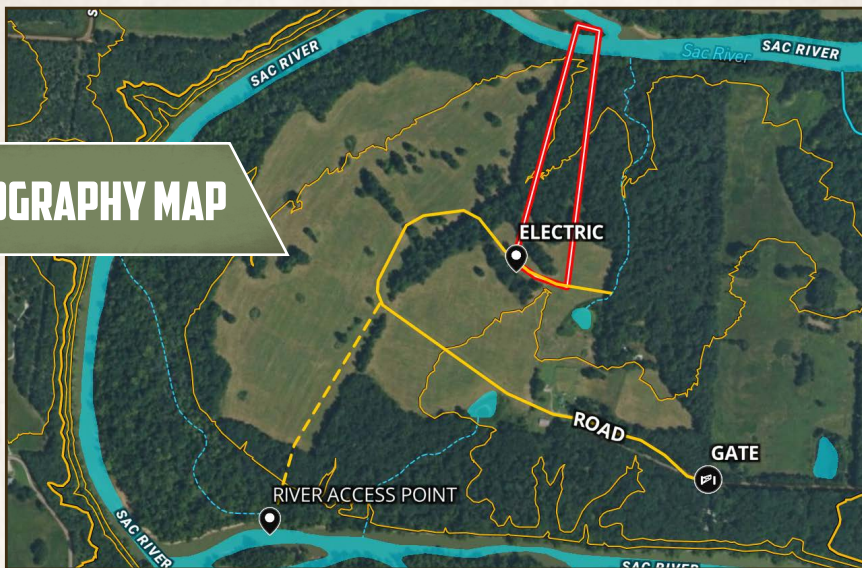
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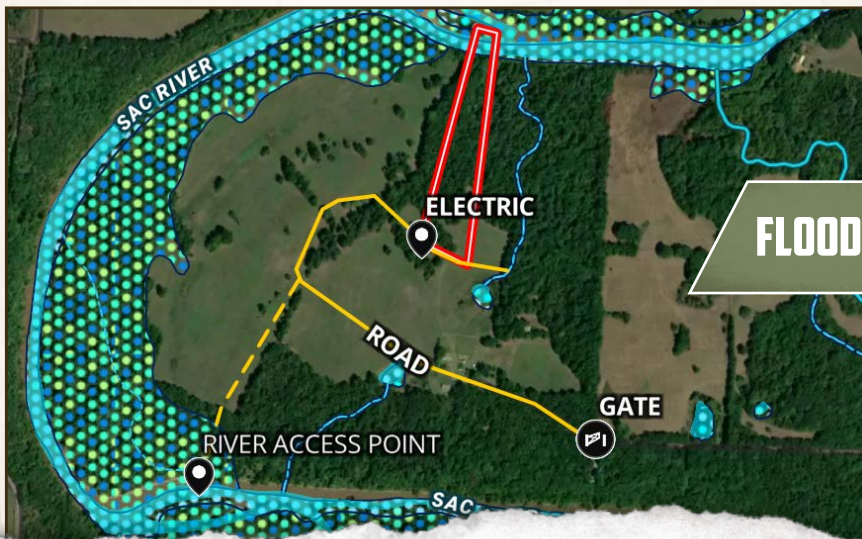
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TOPOGRAPHY MAP



FLOOD MAP



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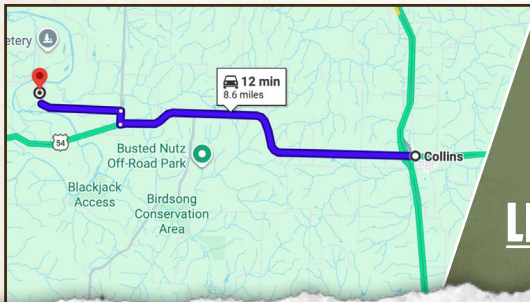
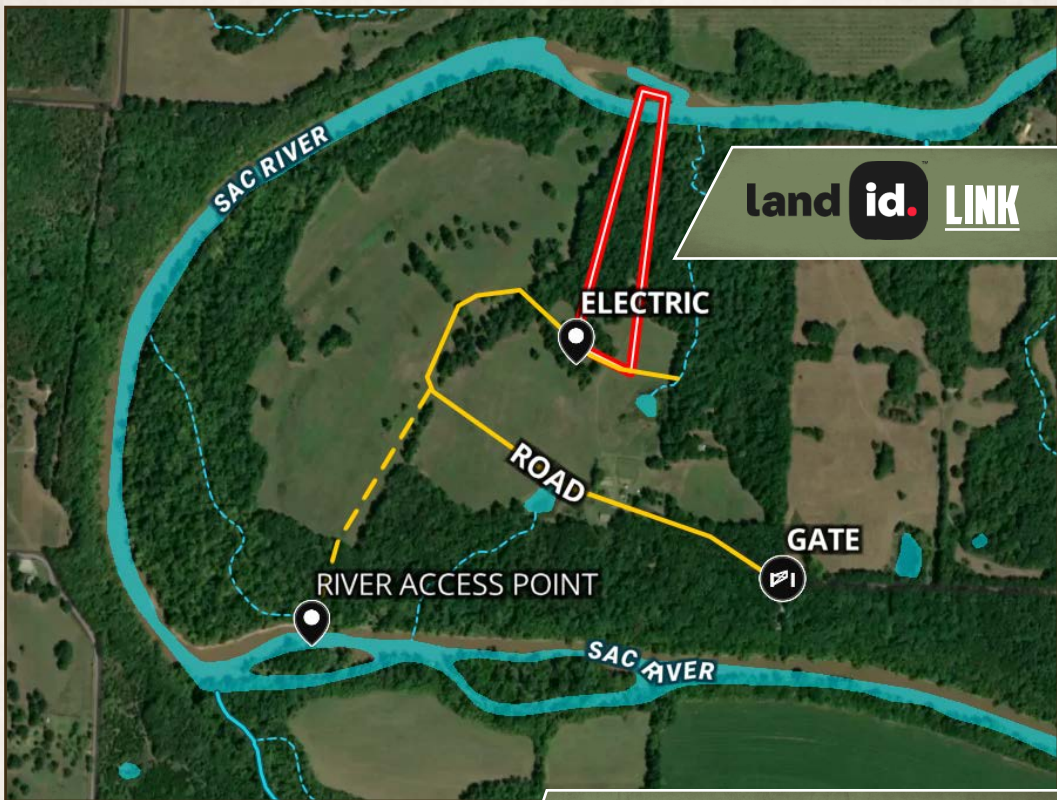
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Directions From Collins, MO: Travel west on US-54 for 6.7 miles. Turn right onto State Highway V and continue for 0.3 miles. Turn left onto SE 800 and proceed 1.7 miles to the property.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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