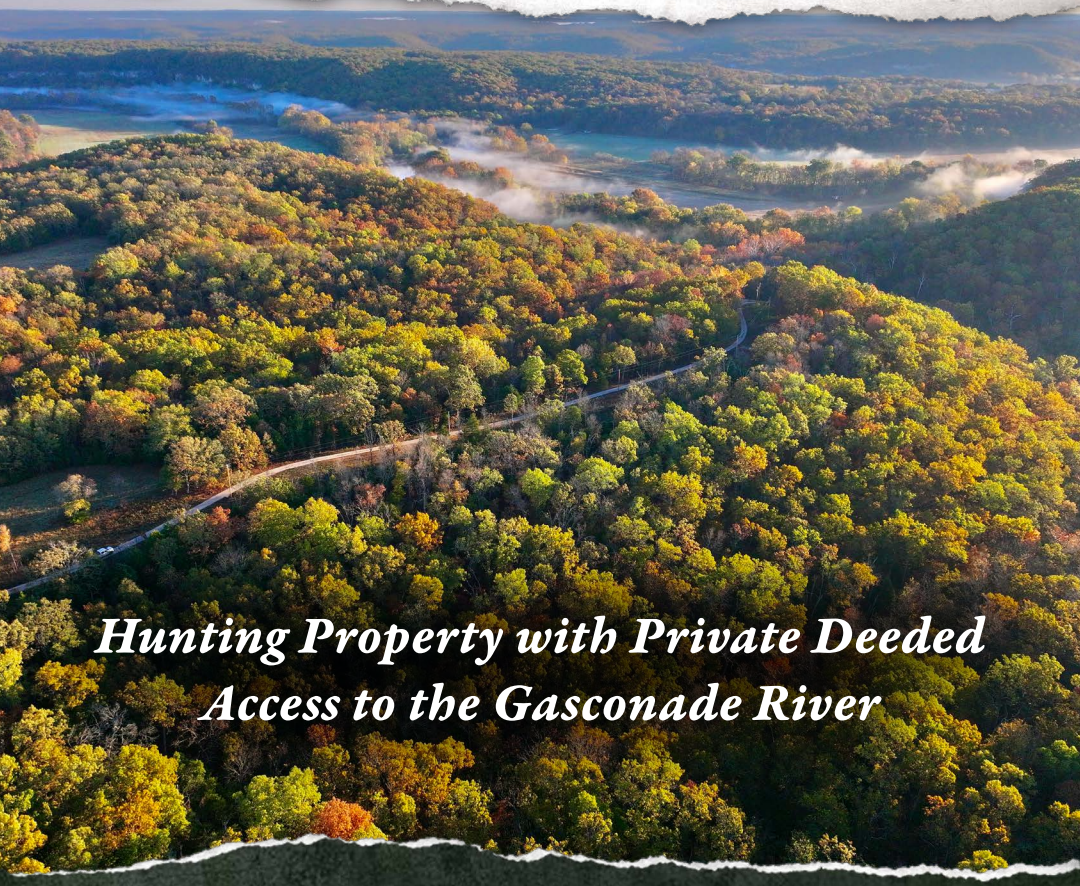
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

83.17± ACRES
PULASKI COUNTY, MO

$384,000



Hunting Property with Private Deeded Access to the Gasconade River

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

THE PULASKI 83.17

PROPERTY PROFILE

LOCATION:

- Range Lane
  Richland, MO 65556
- Pulaski County
- 4± Miles N of I-44
- 8± Miles S of Richland
- 17± Miles SW of Waynesville
- 21± Miles NE of Lebanon

COORDINATES:

- 37.8024, -92.3840

PROPERTY USE:

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

PROPERTY INFORMATION:

- 83.17± Total Surveyed Acres
- 2 Separate 40± Acre Parcels
- Deeded Gasconade River Access
- Year-Round Spring-Fed Creek
- Marketable Timber Mix
- Established Open Areas
- 2 Natural Springs
- Electricity On-Site
- Electric Gated Entrance
- Laquey School District

TAX INFORMATION:

- 2025 Taxes: $72





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DILLON SLAUGHTER
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dillon@smalltownproperties.com
4848 Main St. - Flora, MS 39701
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PULASKI 83.17

WELCOME TO THE PULASKI 83.17 IN RICHLAND, MISSOURI. Discover 83.17± surveyed acres of prime recreational and hunting ground located just 4± miles north of I-44 in Pulaski County. This exceptional property offers a great combination of mature timber, abundant wildlife, year-round water sources, and private deeded access to the beautiful Gasconade River.

The Pulaski 83.17 features a diverse landscape of mature, marketable timber, including ridgetop white oak stands, cedar-lined valleys, and multiple established openings ideal for food plots. With an abundance of whitetail deer and wild turkey, this tract offers outstanding hunting opportunities and the habitat needed to attract and hold wildlife. Water is another standout feature, with two natural springs and a year-round, spring-fed creek winding through the property. In addition, deeded access to the Gasconade River provides access to a large gravel bar, perfect for fishing, swimming, floating, and enjoying everything the river has to offer.





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MORE ABOUT THE PULASKI 83.17

An electric-gated entrance off the county road leads onto a private access road, providing added security and seclusion. Electric service is already on-site, offering excellent potential for a hunting cabin, weekend retreat, or future homesite. Consisting of two separately surveyed parcels of approximately 40 acres each, the Pulaski 83.17 also presents excellent flexibility for multiple owners, a family recreational retreat, or future investment opportunities.

Whether you're looking for a premier hunting property, a private Ozarks getaway, or a long-term land investment, the Pulaski 83.17 checks all the boxes. With convenient access to I-44, outstanding wildlife habitat, natural water features, and deeded Gasconade River access, properties offering this combination of amenities are hard to come by.

Contact Dillon Slaughter today to schedule a private showing and experience #TheSmallTownWay.





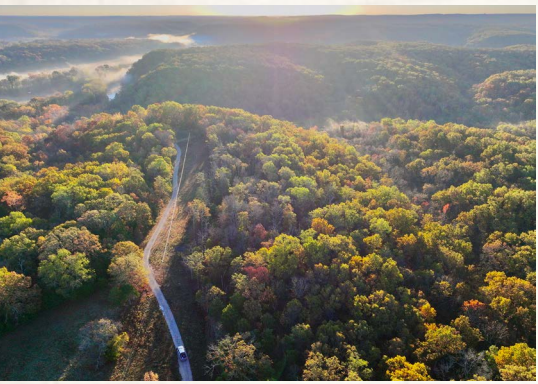
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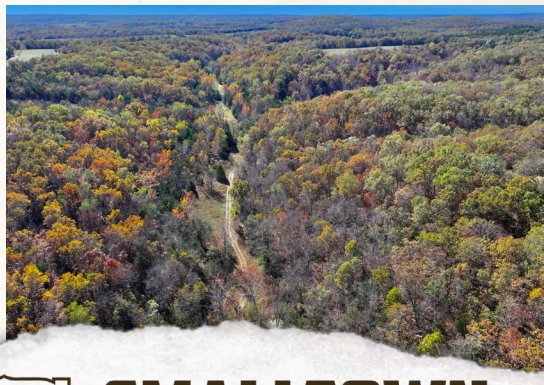
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83.17± ACRES PULASKI COUNTY, MISSOURI







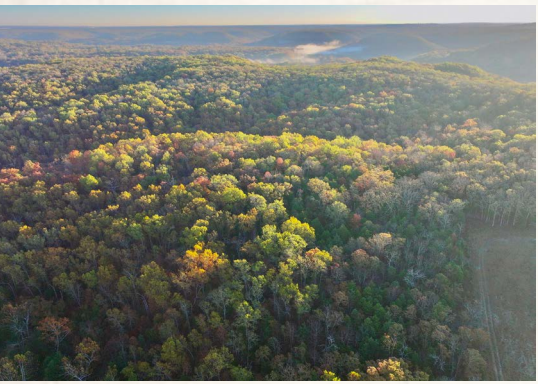
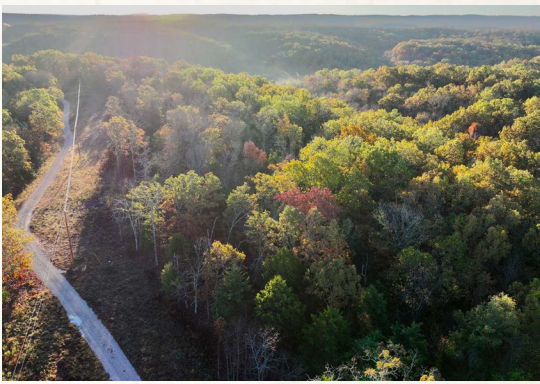
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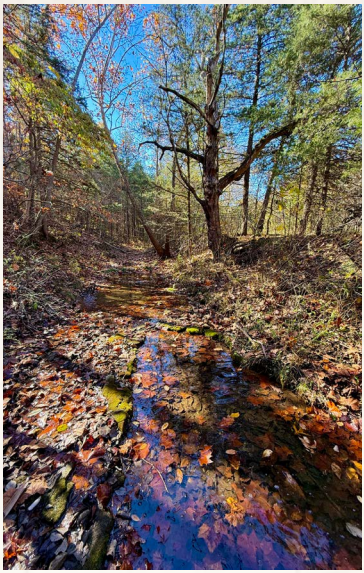


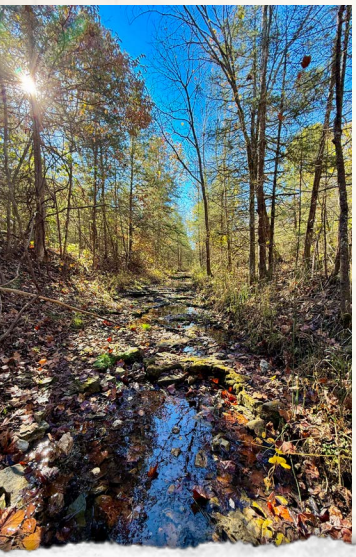
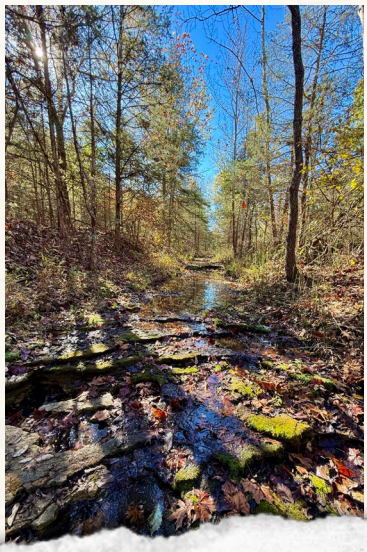
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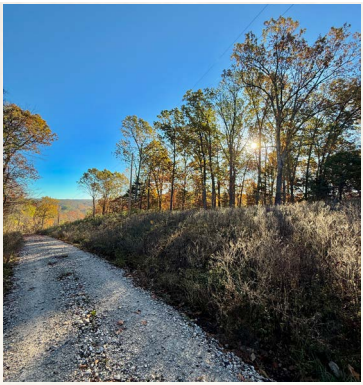
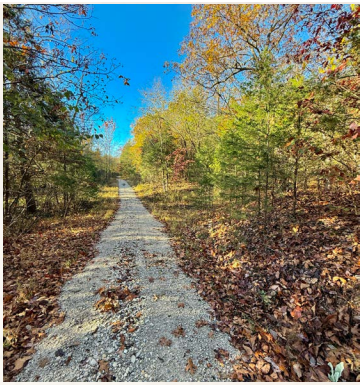
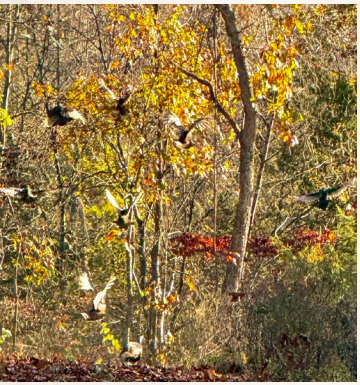
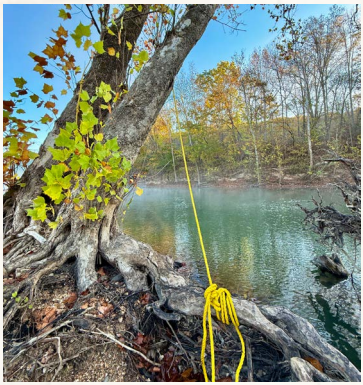
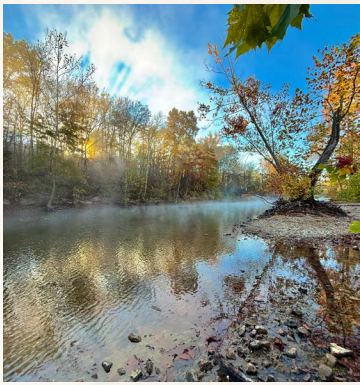


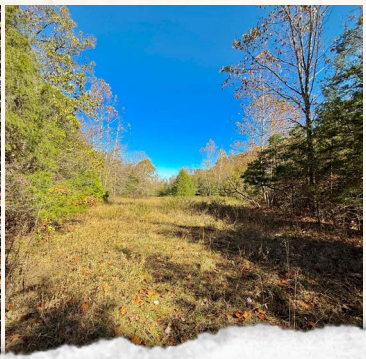

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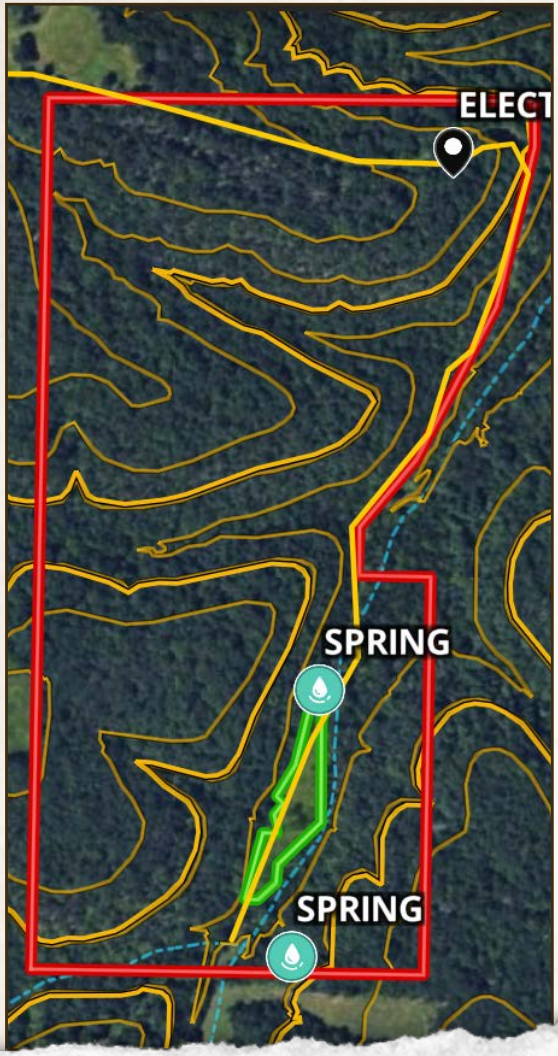



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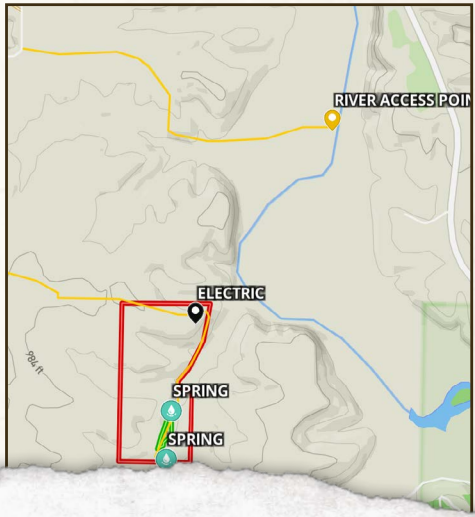
TOPOGRAPHY MAP



FLOOD MAP



STREET MAP



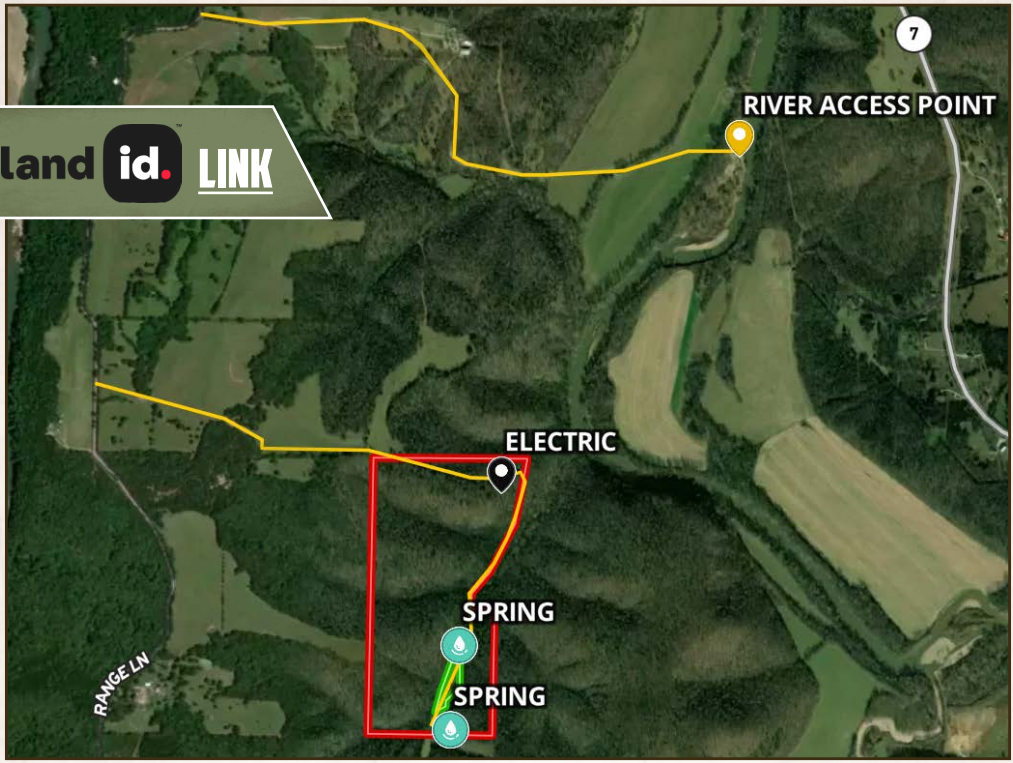


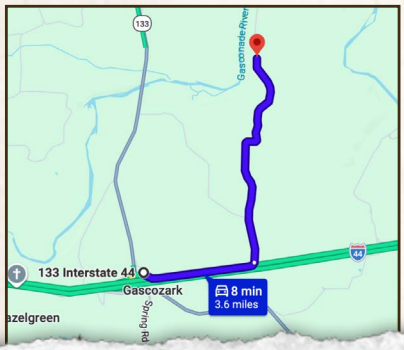
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land id. LINK





Directions From the Intersection of I-44 & Hwy 133 in Richland, MO: Travel on Rubert Road for 1.2 miles. Continue onto Range Road and continue 2.4 miles to the gate on the right.

LINK TO GOOGLE MAP DIRECTIONS



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