



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TRACT 9 | 28.82± ACRES
DENT COUNTY, MO
\$185,000

*A “Plug and Play” Property with an Outstanding Combination
of Location, Privacy, Recreation, and Natural Beauty*

*Walking Distance to
the Current River by
Montauk State Park*

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

THE DENT 28.82 TRACT 9

PROPERTY PROFILE

LOCATION:

- County Road 6670
Salem, MO 65560
- Dent County
- 500± Yards to Tan Vat
Hole River Access
- 2± Miles E of Montauk Lodge
- 16± Miles SW of Salem

COORDINATES:

- 37.45745, -91.65985

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment

PROPERTY INFORMATION:

- Tract 9: 28.82± Acres
- Gated Entrance
- Private Drive
- Rolling Terrain
- Mixed Mature Timber
- Wet-Weather Creek
- New Shared Well
- Power On-Site
- Internal Trails
- Adjoining Acreage Available

TAX INFORMATION:

- TBD at Closing
**New Parcel Not Yet Assessed
by the County Office*



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DILLON SLAUGHTER

LAND SPECIALIST

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dillon@smalltownproperties.com

4848 Main St. - Flora, MS 39701

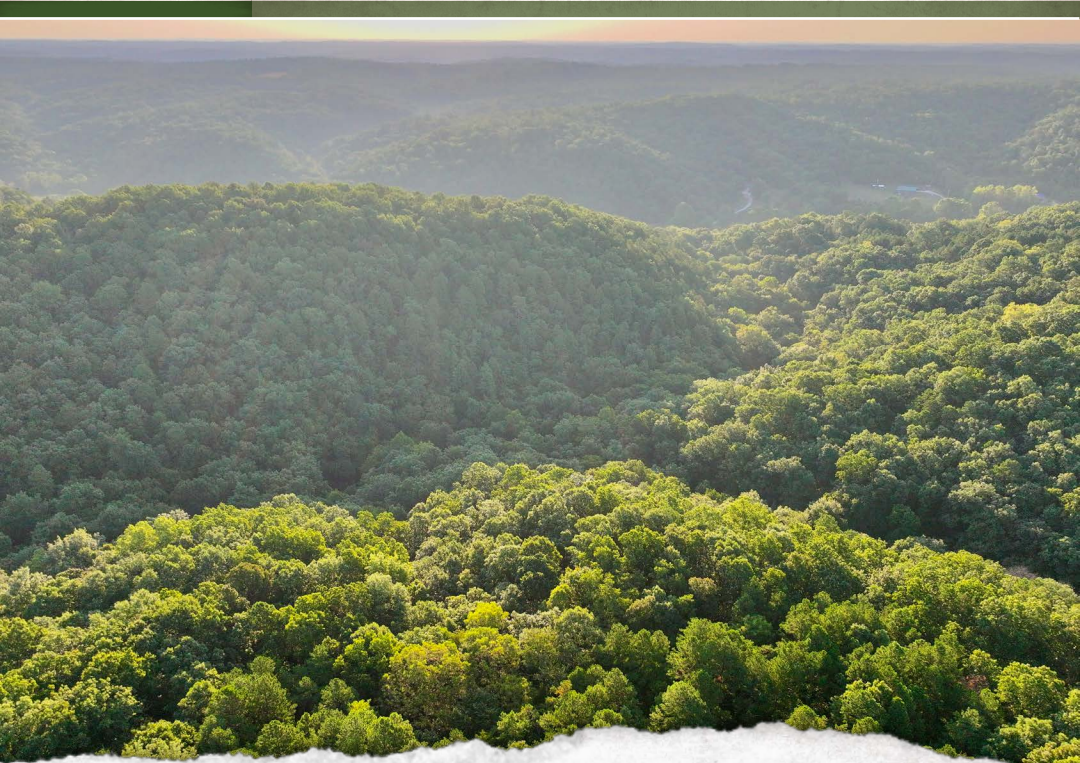
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE DENT 28.82

WELCOME TO THE DENT 28.82, A “PLUG AND PLAY” PROPERTY OFFERING AN OUTSTANDING COMBINATION OF LOCATION, PRIVACY, RECREATION, AND NATURAL BEAUTY! The 28.82± acre Dent County property is located in the heart of the Missouri Ozarks, less than two miles from Montauk State Park Lodge and Fish Hatchery and approximately 500 yards from a public access point on the Current River.

Rolling Ozark terrain creates beautiful ridge-top views, while mature, marketable timber provides shade, seclusion, and excellent wildlife habitat. A wet-weather creek winds through the property, adding even more character to the landscape.



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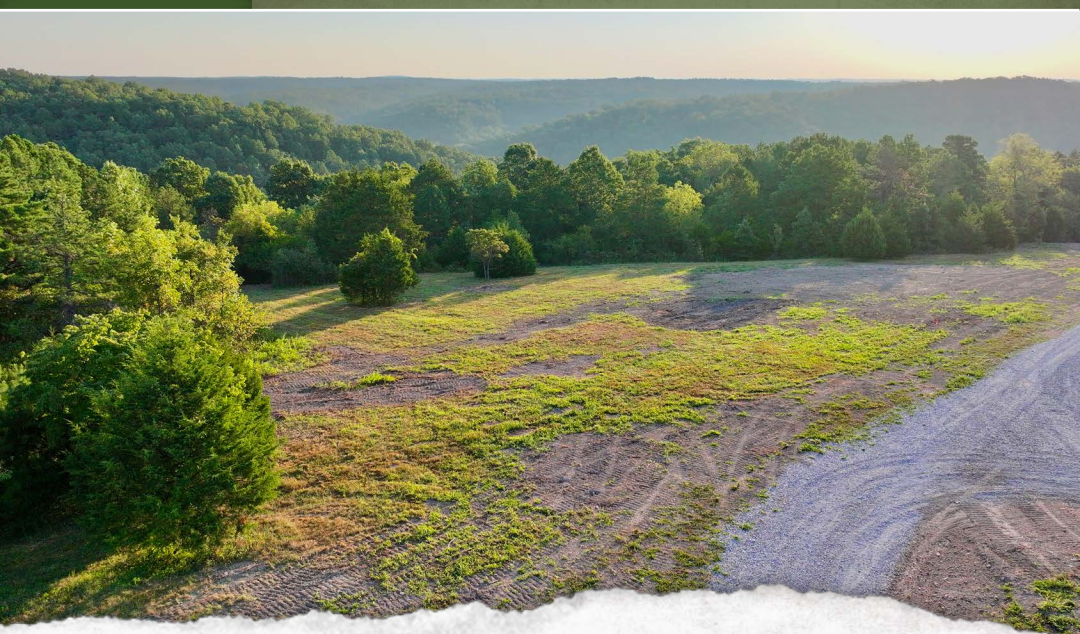
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MORE ABOUT THE DENT 28.82

Power and well water are already available on site, giving you a great head start for a future cabin, home, hunting retreat, or weekend getaway. An established private drive leads from the county road through an electric gate, providing both security and convenience. For the investor, you are in an outstanding location for a vacation rental!

Spend your days trout fishing the waters around Montauk, floating the Current River, hunting, hiking, or simply enjoying your piece of the Ozarks. With Montauk State Park, the fish hatchery, and river access all just minutes away, recreational opportunities are hard to beat. Additional adjoining acreage is also available upon request, offering the opportunity to expand your investment or create a larger private retreat.

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



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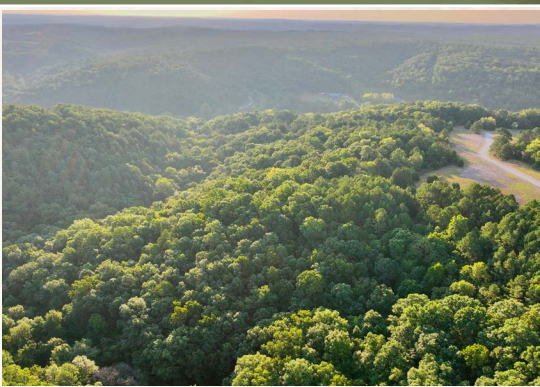
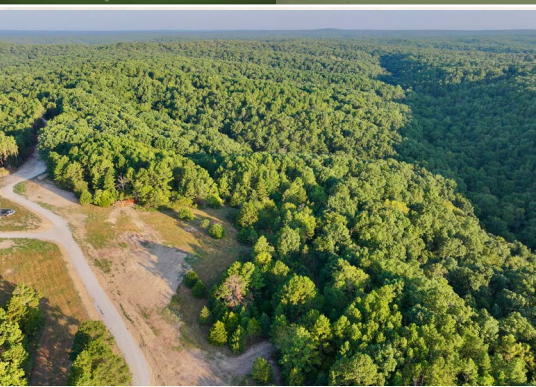
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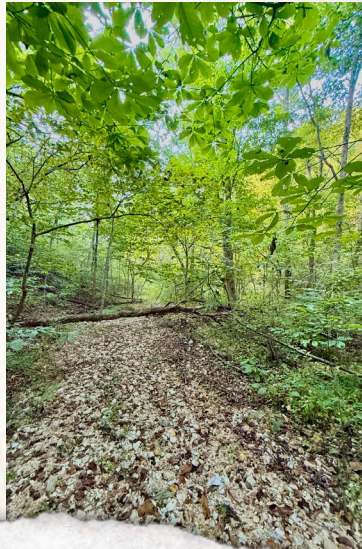
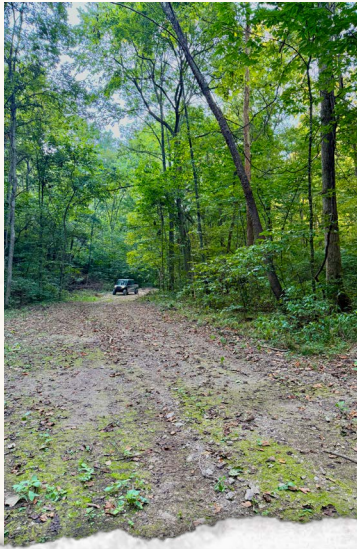
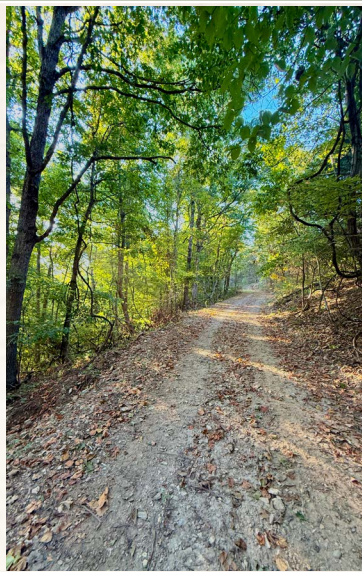
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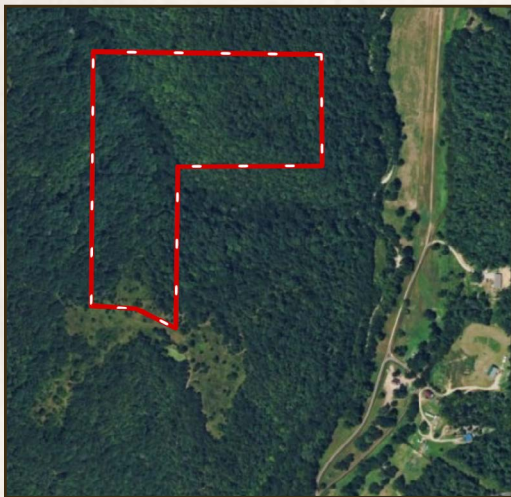
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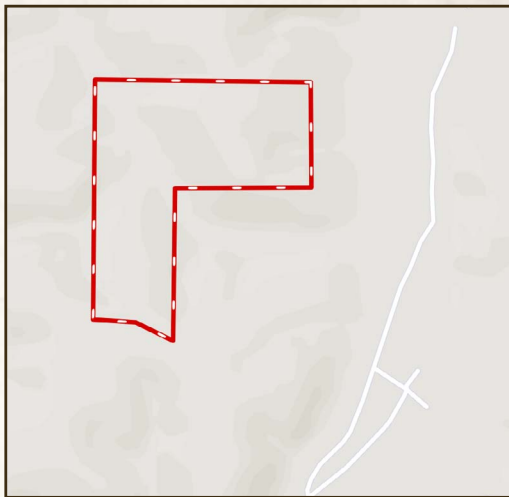
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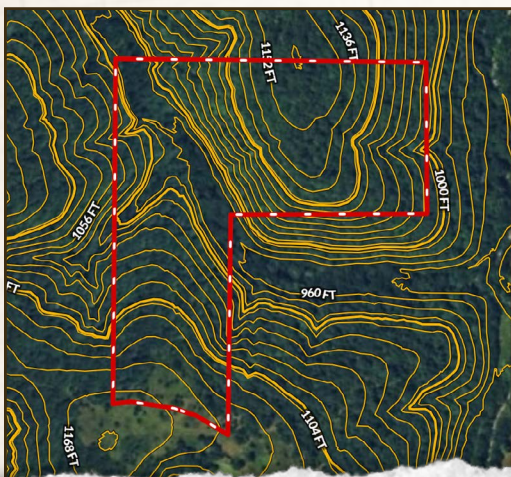
AERIAL MAP



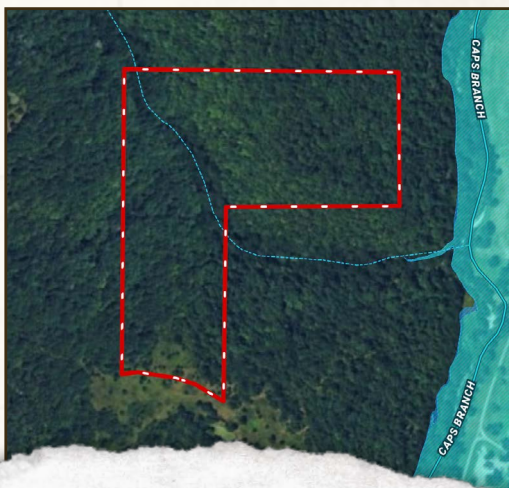
STREET MAP



TOPOGRAPHY MAP



WATER FEATURES MAP



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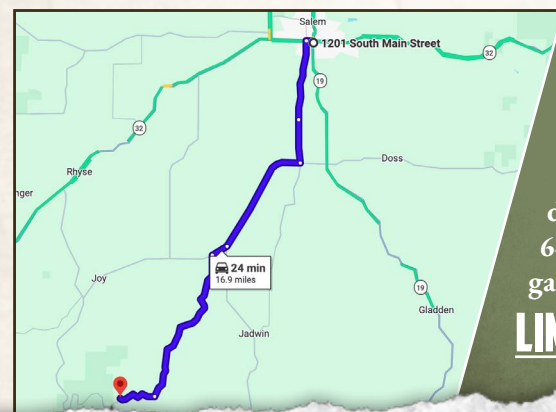
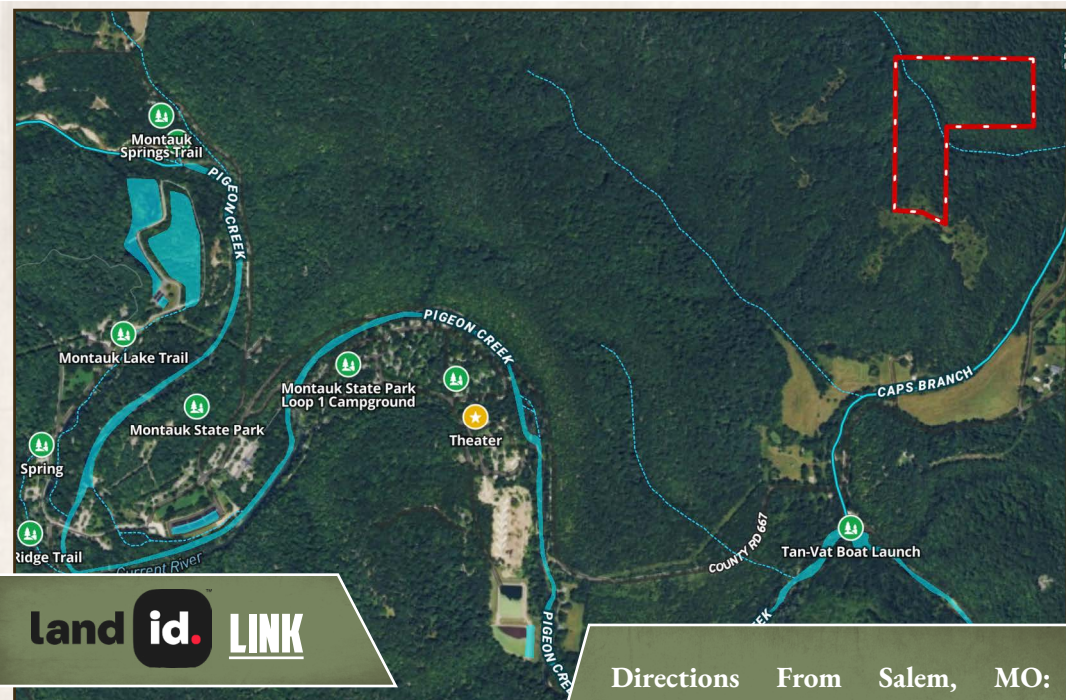
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Directions From Salem, MO:
Travel 2.8 miles on Missouri HH/S Macarthur Ave. Continue onto Co Rd 618 for 1.5 miles. Turn right on State Hwy K and proceed 4.2 miles. Turn right on State Rte E and travel 0.6 miles. Turn left on State Hwy YY and drive 6 miles. Continue on County Rd 644/County Rd 6670 for 1.4 miles to the gated property entrance on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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