



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

49.03± ACRES
ST. CLAIR COUNTY, MO
\$400,000



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

THE ST. CLAIR 49.03

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:

- 37.906833, -93.771723

PROPERTY USE:

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

PROPERTY INFORMATION:

- 49.03± Acres
- 0.5± Miles of Sac River Frontage
- Slough in the Mississippi Flyway
- Open Ground & Mature Timber
- Additional Acreage Available
- Established Trail System
- 3 River Access Points
- Electric On-Site
- Gated Entry

TAX INFORMATION:

- TBD



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DILLON SLAUGHTER

LAND SPECIALIST

C: 314-807-8587

O: 816-577-5206

dillon@smalltownproperties.com

4848 Main St. - Flora, MS 39701

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Information is believed to be accurate but not guaranteed.

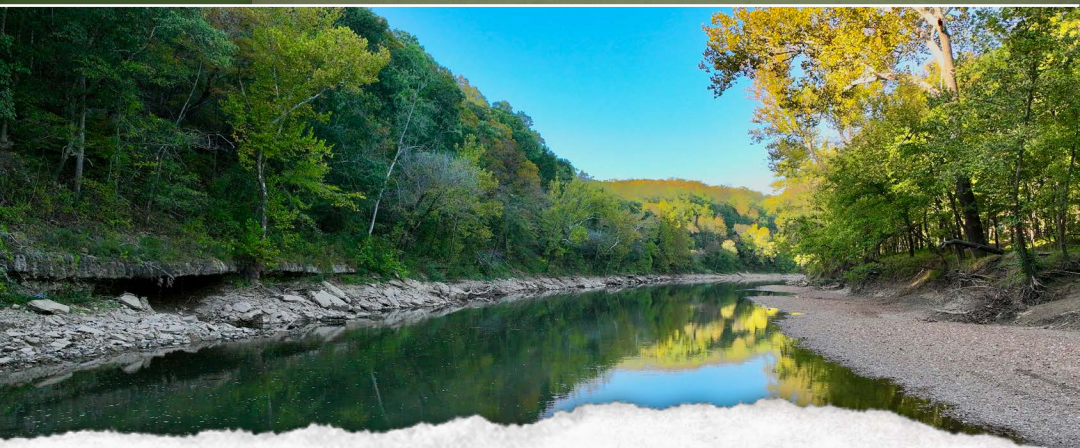
WELCOME TO THE ST. CLAIR 49.03

WELCOME TO THE ST. CLAIR 49.03 IN COLLINS, MISSOURI. Situated on a scenic bend of the Sac River, this 49.03± acre recreational property in St. Clair County features over half a mile of river frontage and three separate access points to expansive gravel bars. A wet-weather creek and slough run through the property, creating excellent wildlife habitat and opportunities for duck hunting. Located within the Mississippi Flyway and near the Aldrich Waterfowl Refuge, the St. Clair 49.03 offers outstanding waterfowl hunting potential. Abundant deer and turkey, along with excellent fishing, make this a true sportsman's paradise.

The property offers a great mix of open ground and mature timber, an established trail system throughout, and buildable acreage outside the floodplain. A 200-amp electrical service is already installed, and a private electric-gated entrance provides security and convenience. Situated at the end of a dead-end county road, less than two miles from Highway 54, the St. Clair 49.03 offers exceptional privacy while remaining easily accessible.

Consisting of multiple parcels, the St. Clair 49.03 presents an excellent investment opportunity with flexibility for partnerships or future resale. Additional acreage is also available upon request.

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



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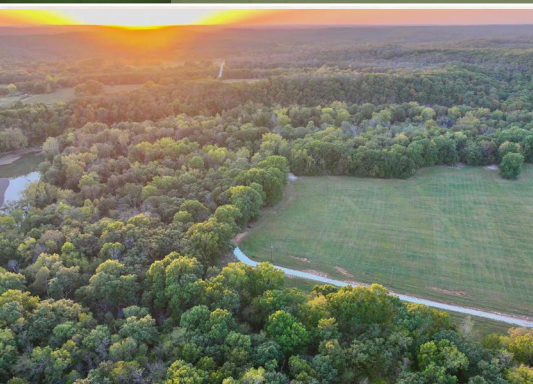
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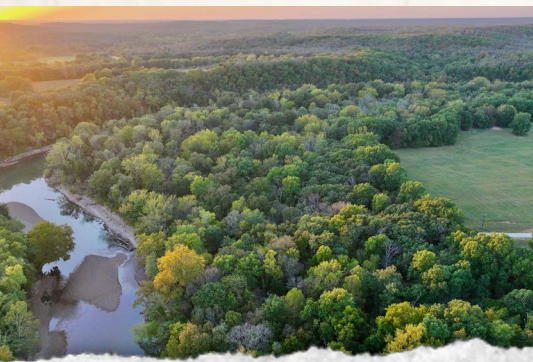
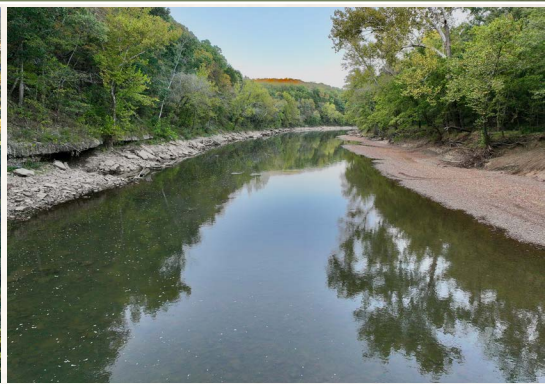
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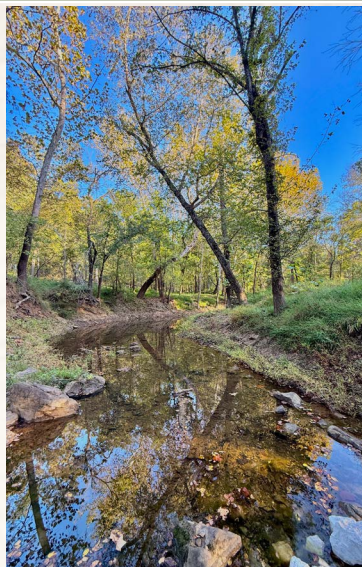
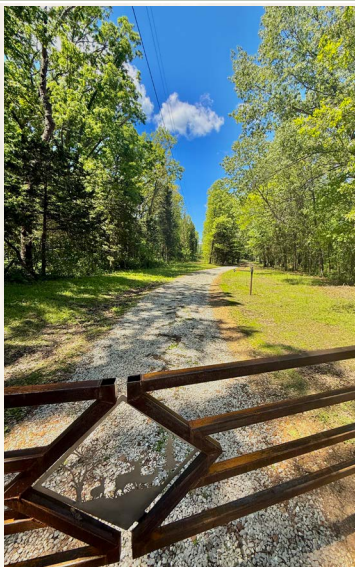
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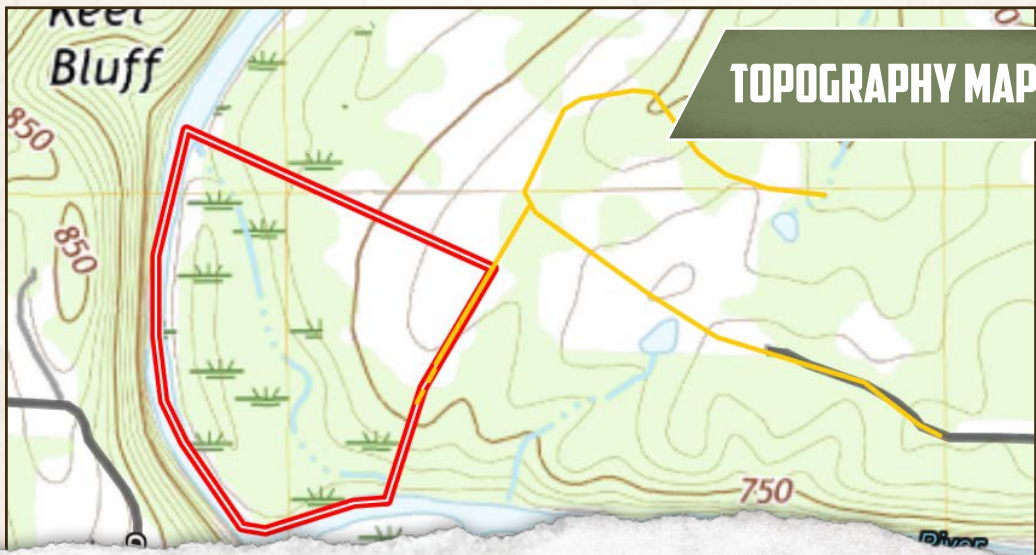
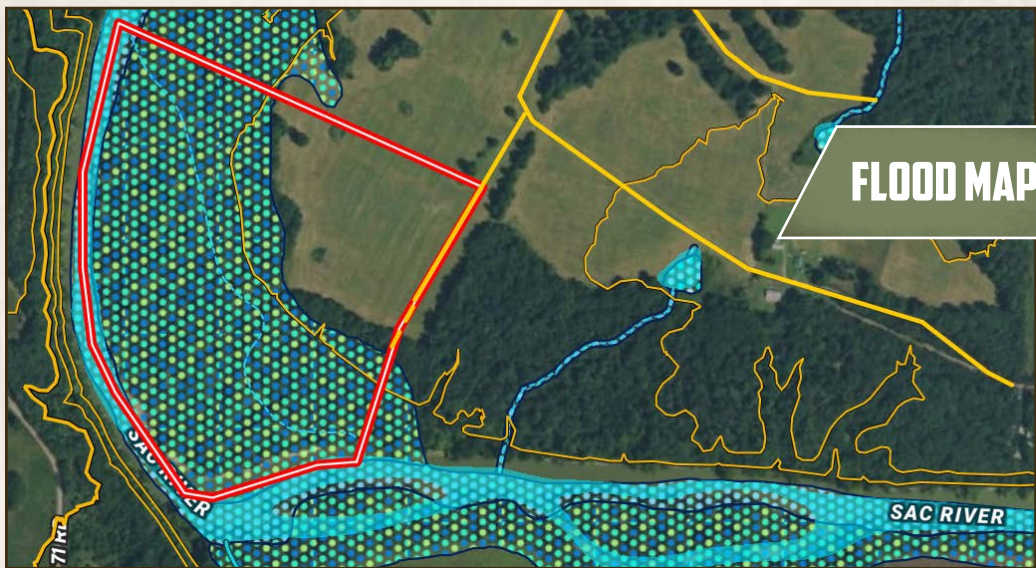
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land id. LINK

ROAD CROSSING
RIVER ACCESS POINT

200AMP SERVICE

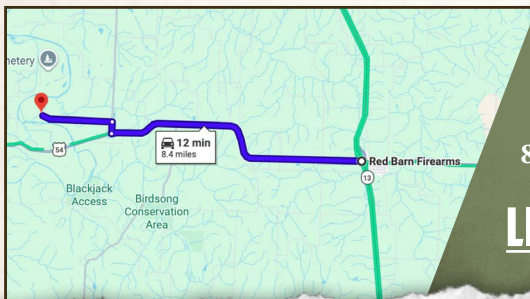
ROAD CROSSING

RIVER ACCESS POINT

RIVER ACCESS POINT

Directions From the Intersection of
MO-13 & Highway 54 in Collins, MO:
Travel west on US-54 for 6.5 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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