

# 165 ACRES IN SULLIVAN COUNTY

165 ACRES OF PRIME HUNTING LAND IN SULLIVAN COUNTY, MISSOURI. THIS PROPERTY OFFERS A PROVEN HISTORY OF OUTSTANDING WHITETAIL DEER AND TURKEY HUNTING! ENJOY THE CONVENIENCE OF A COMFORTABLE ON-SITE CABIN, PERFECT FOR WEEKEND STAYS OR EXTENDED HUNTS- WILL NEED GENERATOR TO POWER CABIN BUT PUBLIC WATER IS AVAILABLE. A STORAGE SHED IS ALSO AVAILABLE TO KEEP YOUR GEAR SECURE AND ORGANIZED THROUGHOUT THE SEASON. MIX OF MATURE TIMBER AND THICK BEDDING COVER, ESTABLISHED TRAIL SYSTEM FOR EASY ACCESS THROUGHOUT, CROP GROUND PROVIDING NATURAL FOOD SOURCES, AND IDEAL LAYOUT FOR MULTIPLE STAND SETUPS AND WIND CONDITIONS. LEASE EXPIRES JANUARY 15<sup>TH</sup> EACH YEAR. SITE WILL ACCOMMODATE 4 HUNTERS.



## DRIVING DIRECTIONS

From Milan, head West on State Hwy E for approx. 2.2 miles, turn Right onto State Hwy K for approx. 9 miles, turn Right onto Kay Rd. for approx. .9 mile, turn Left onto Coal Drive for approx. 1/2 mile to property on Left.

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