

The Right 15
TBD State Hwy J
Morrison, MO 65061

\$120,000
15± Acres
Osage County



The Right 15
Morrison, MO / Osage County

SUMMARY

Address

TBD State Hwy J

City, State Zip

Morrison, MO 65061

County

Osage County

Type

Farms, Hunting Land, Timberland, Recreational Land,
Undeveloped Land

Latitude / Longitude

38.58255 / -91.68785

Taxes (Annually)

\$12

Acreage

15

Price

\$120,000

Property Website

<https://www.mossyoakproperties.com/property/the-right-15-osage-missouri/116612/>



PROPERTY DESCRIPTION

You don't need 150 acres-you just need the right 15. This 15± acre wooded tract offers an appealing combination of accessibility, recreation, and potential homesite opportunities in a manageable-sized property. With excellent road frontage, convenient access, an established trail system, and a potential building site tucked among the timber, the property provides numerous possibilities for its next owner.

Step from a future residence or weekend retreat and be only minutes from your hunting setup. The wooded acreage provides habitat and recreational opportunities for whitetail deer, turkey, and other Missouri wildlife, while the existing trails help provide access throughout the property.

The tract also offers a blank slate for additional improvements. Maintain the property in its current wooded setting, enhance trails and wildlife habitat, explore timber-management opportunities, or investigate clearing a portion for a future homesite. Buyers should independently verify building requirements, utilities, timber value, and intended uses.

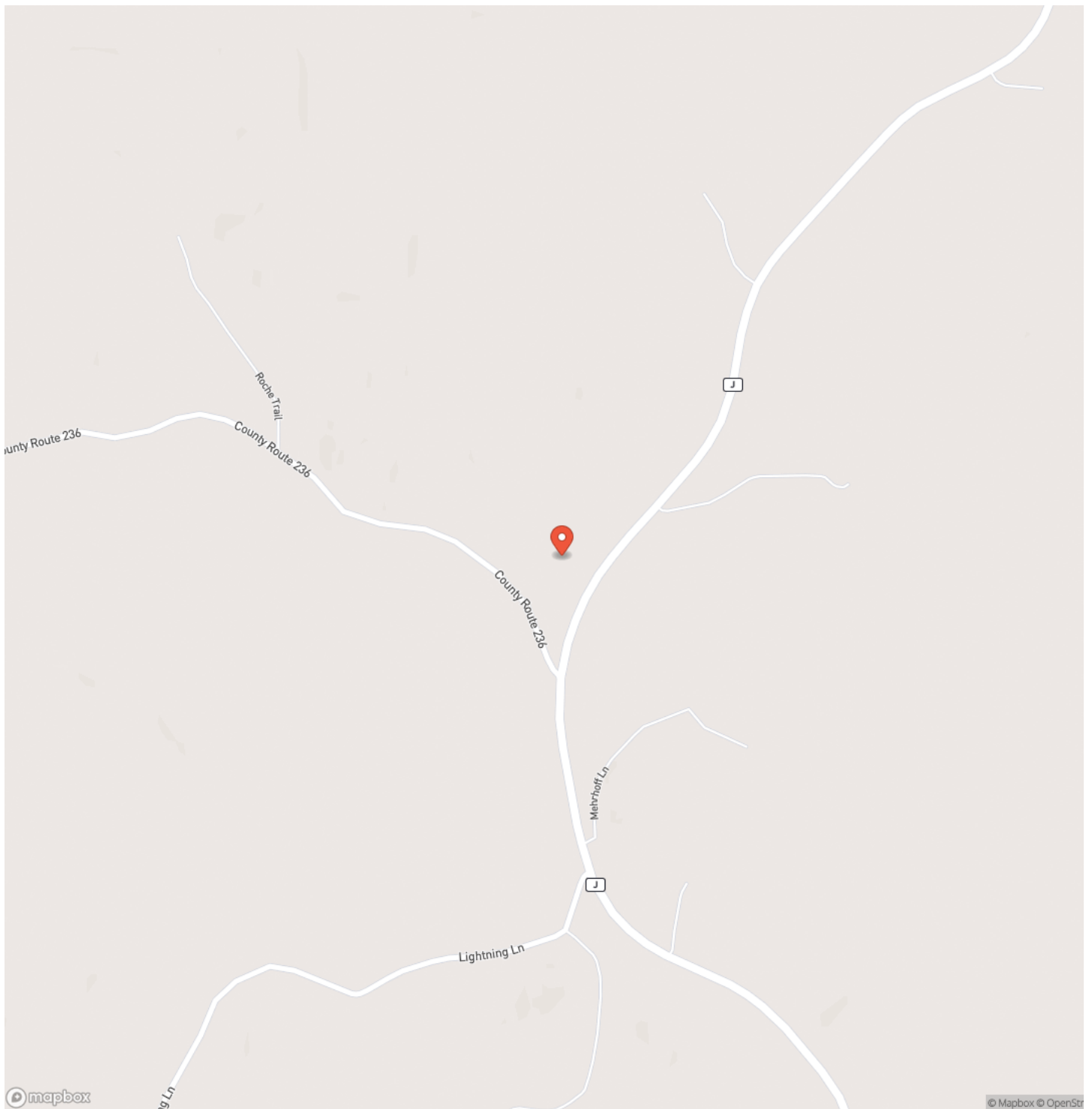
Conveniently located approximately **15 minutes from Linn, 25 minutes from Hermann, 45 minutes from Jefferson City, and 1.5 hours from the St. Louis area.** The property also offers convenient access to Linn and **State Technical College of Missouri.**

Whether your goal is a homesite, hunting property, recreational retreat, timber ownership, or simply a manageable piece of Missouri ground, **this could be The Right 15.**

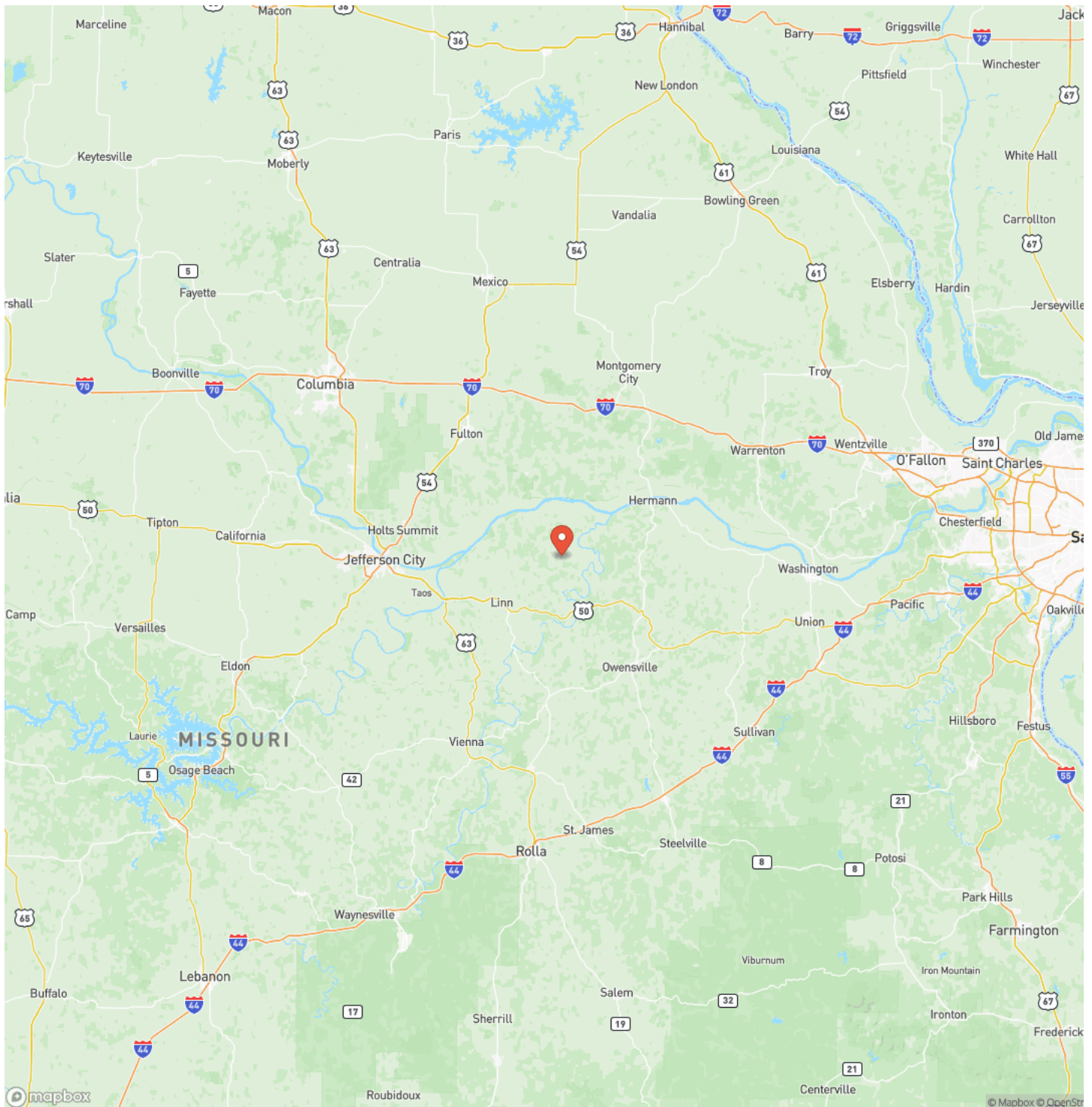
The Right 15
Morrison, MO / Osage County



Locator Map



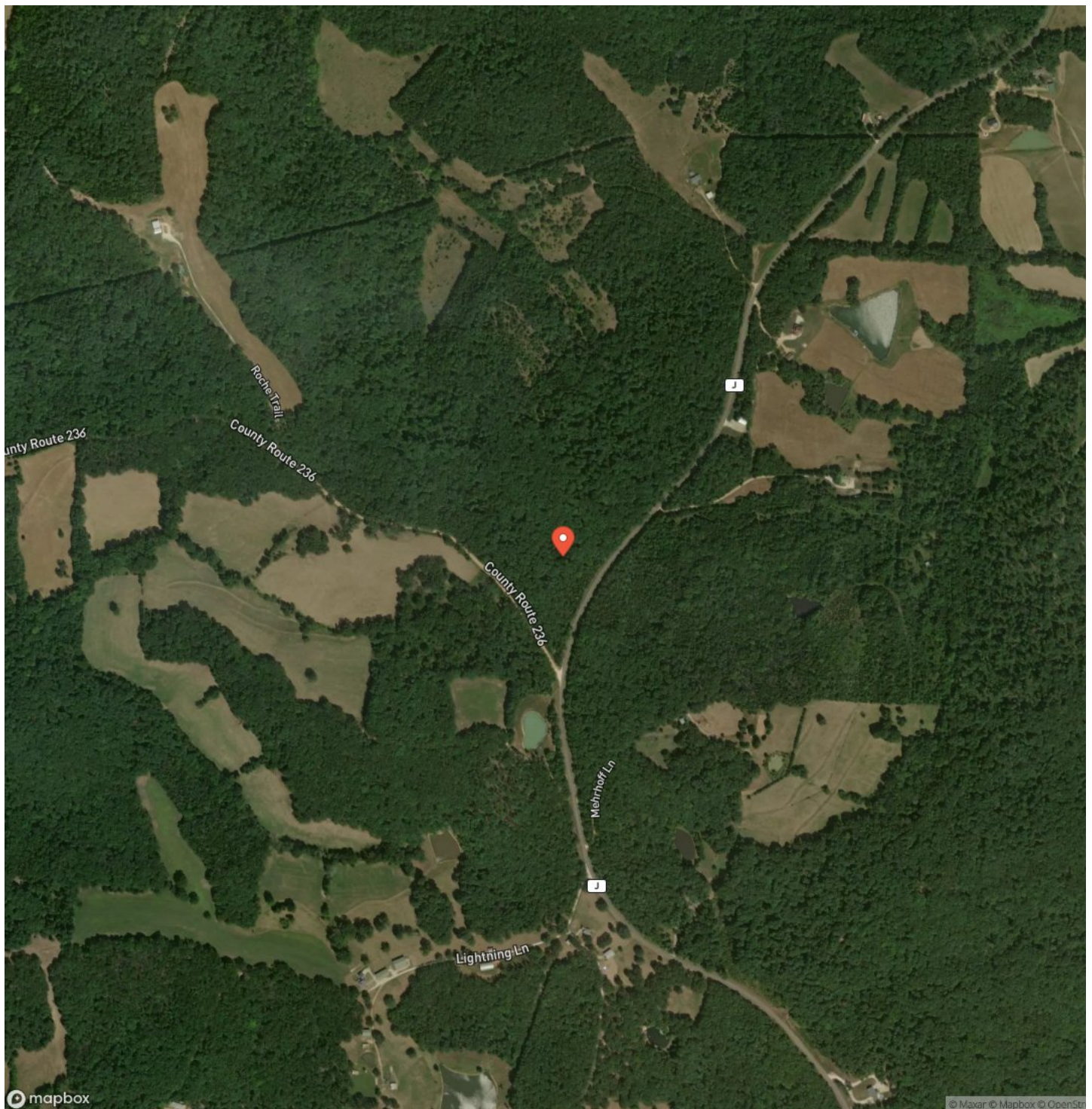
Locator Map



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Gregory

Mobile

(636) 222-3509

Office

(573) 635-3544

Email

agregory@mossyoakproperties.com

Address

1739 Elm Court Suite 203

City / State / Zip

Jefferson City, MO 65101

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Central Missouri Land, Homes, and Auctions

1803 Sun Valley Drive Suite B

Jefferson City, MO 65109

(573) 635-3544

<https://www.mossyOakproperties.com/>
