

**Boco 45**  
**Tbd Hwy 51**  
**Marble Hill, MO 63763**

**\$210,000**  
**47± Acres**  
**Bollinger County**



**Boco 45**  
**Marble Hill, MO / Bollinger County**

---

**SUMMARY**

**Address**

Tbd Hwy 51

**City, State Zip**

Marble Hill, MO 63763

**County**

Bollinger County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.354234 / -90.006123

**Acreage**

47

**Price**

\$210,000

**Property Website**

<https://livingthedreamland.com/property/boco-45-bollinger-missouri/105719/>



**Boco 45**  
**Marble Hill, MO / Bollinger County**

---

**PROPERTY DESCRIPTION**

Nestled in the rolling hills of southeast Missouri sits this beautiful 45+/- acre tract in Bollinger County. Featuring a diverse mix of mature timber, rolling terrain, and a couple of open clearings, this property offers the perfect setup for recreation, hunting, or building your private getaway. The wooded acreage provides excellent cover for wildlife, while the clearings create ideal locations for food plots, a camper site, cabin, or future homesite. Whether you are looking for a weekend retreat, hunting property, or a place to enjoy the peace and privacy of the outdoors, this tract delivers the seclusion and natural beauty that Southeast Missouri is known for.

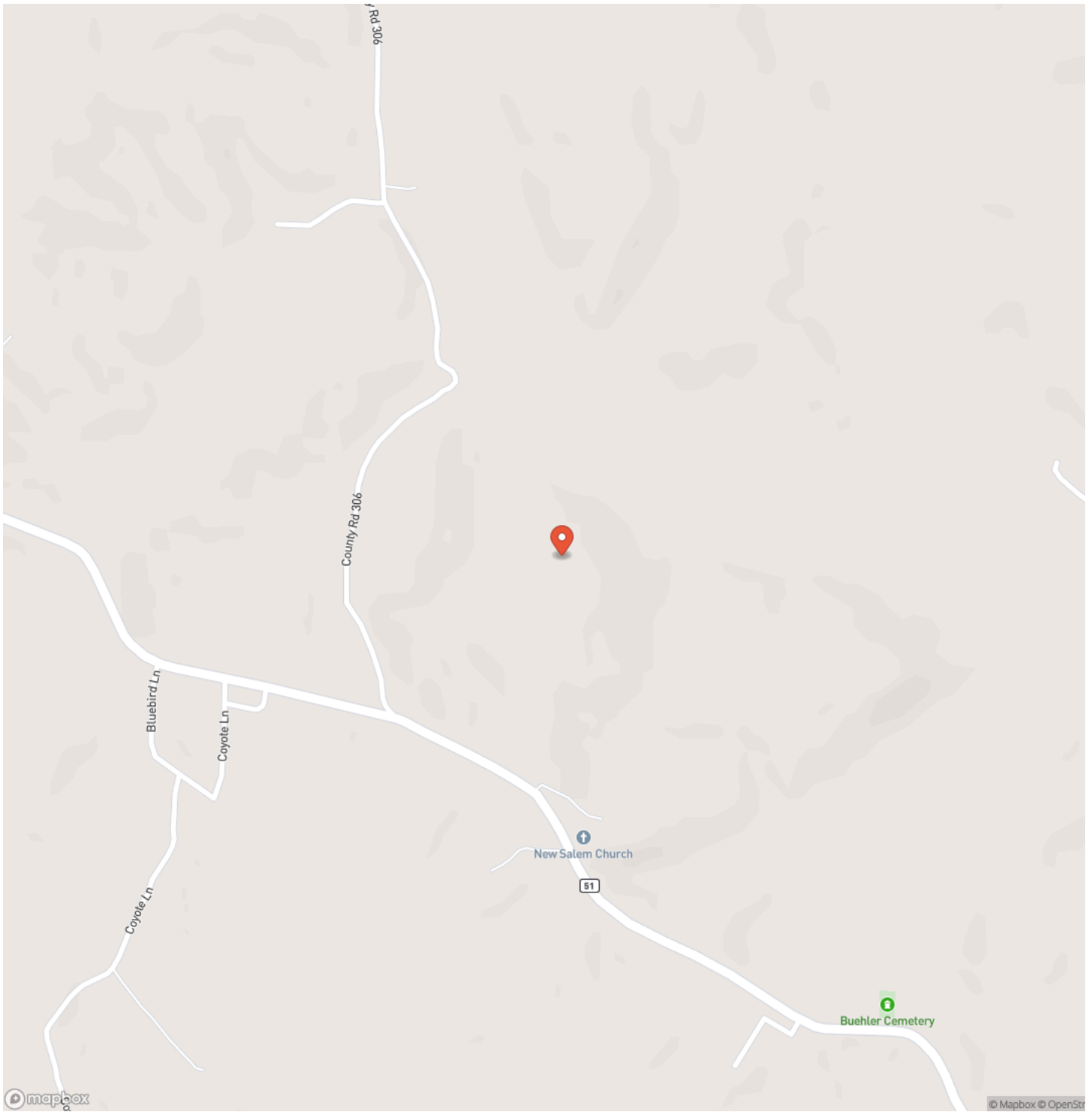


**Boco 45**  
**Marble Hill, MO / Bollinger County**

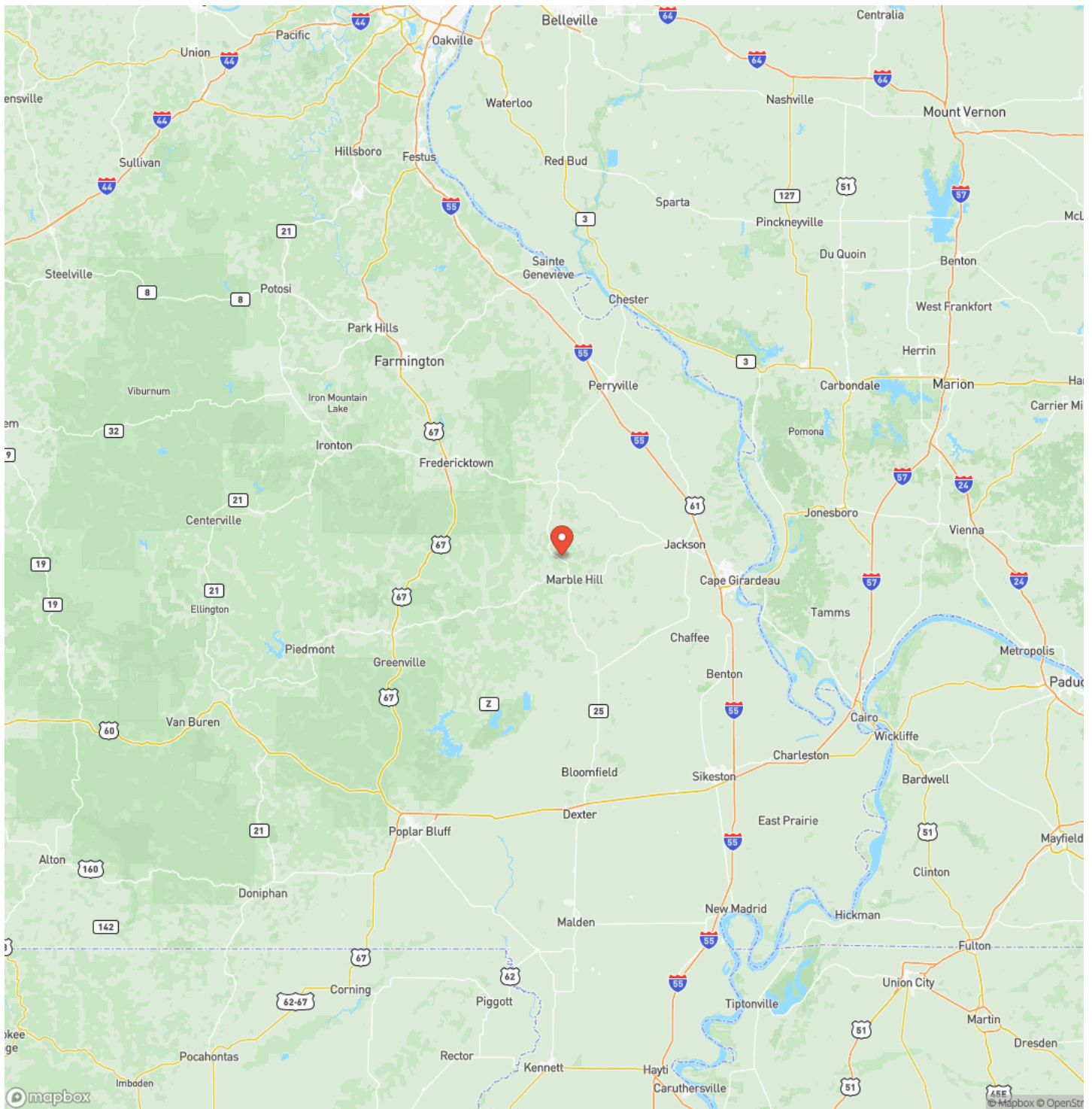
---



## Locator Map



# Locator Map



## Satellite Map







## **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.



---

**Living The Dream Outdoor Properties**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

---

