

Hickory Hill Hollow
000 Swift Road
Henley, MO 65040

\$399,999
107± Acres
Cole County



Hickory Hill Hollow
Henley, MO / Cole County

SUMMARY

Address

000 Swift Road

City, State Zip

Henley, MO 65040

County

Cole County

Type

Farms, Recreational Land

Latitude / Longitude

38.3922 / -92.3613

Taxes (Annually)

\$70

Acreage

107

Price

\$399,999

Property Website

<https://livingthedreamland.com/property/hickory-hill-hollow/cole/missouri/88961/>



PROPERTY DESCRIPTION

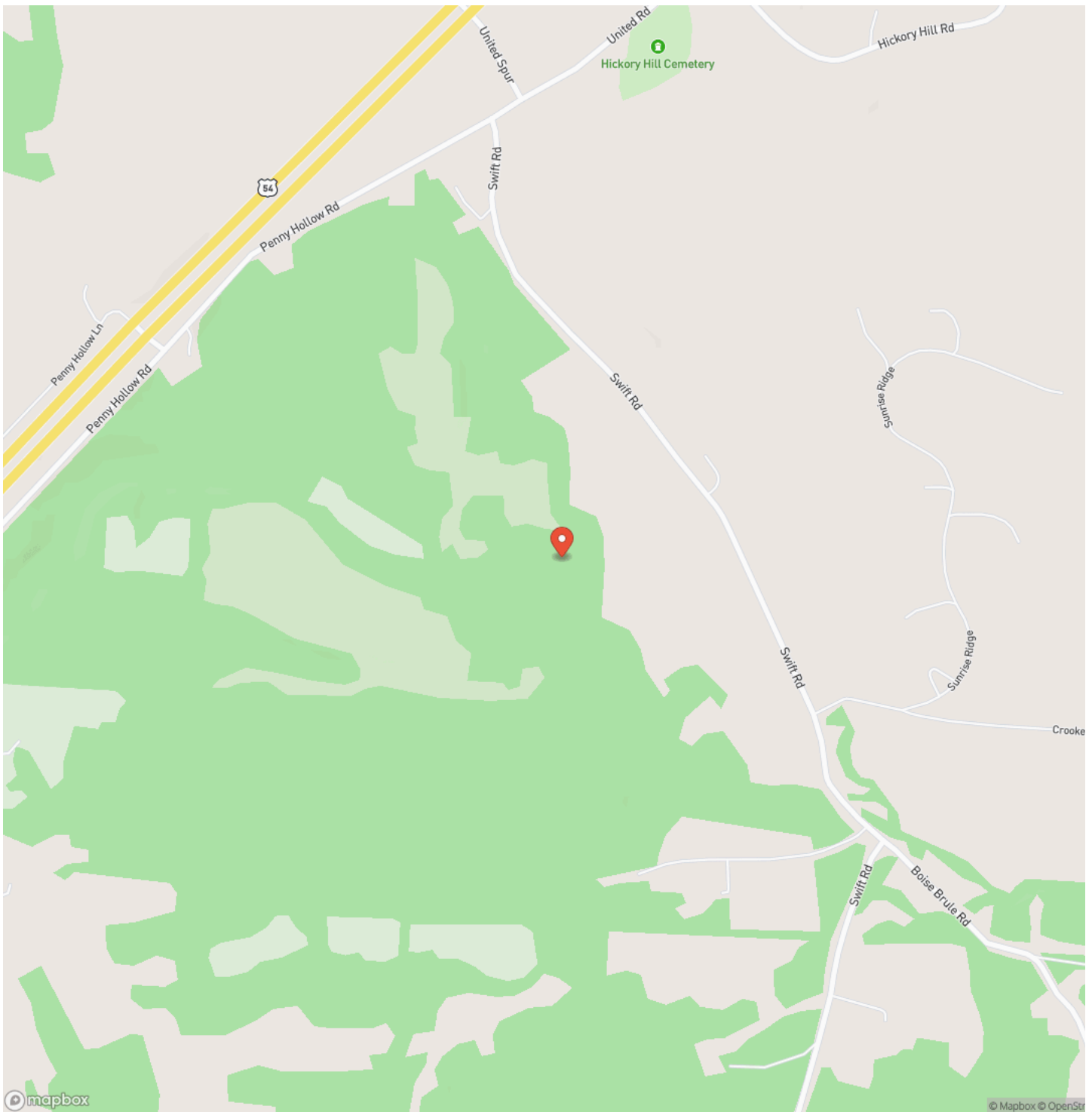
Just outside Jefferson City in Central Missouri, this 107-acre tract is a great opportunity for the outdoor enthusiast. With about 95% wooded cover, the property is full of wildlife and offers excellent hunting for deer, turkey, and more. The land features a mix of natural terrain with existing trails and paths that provide access throughout the property - ideal for ATVs, hiking, or horseback riding. A wet-weather creek and three small ponds add to the recreational appeal and enhance the habitat. Formerly known as the Hickory Hill Landfill which was open during the 1970s, the property does come with some restrictions, but it remains a prime spot for hunting, recreation, and enjoying the outdoors. Limited building opportunities exist along the outer edges, with electric service available along Swift Road. Centrally located between Jefferson City and Lake of the Ozarks, with quick access to Highway 54, this unique tract combines size, location, and recreational value at an affordable price.



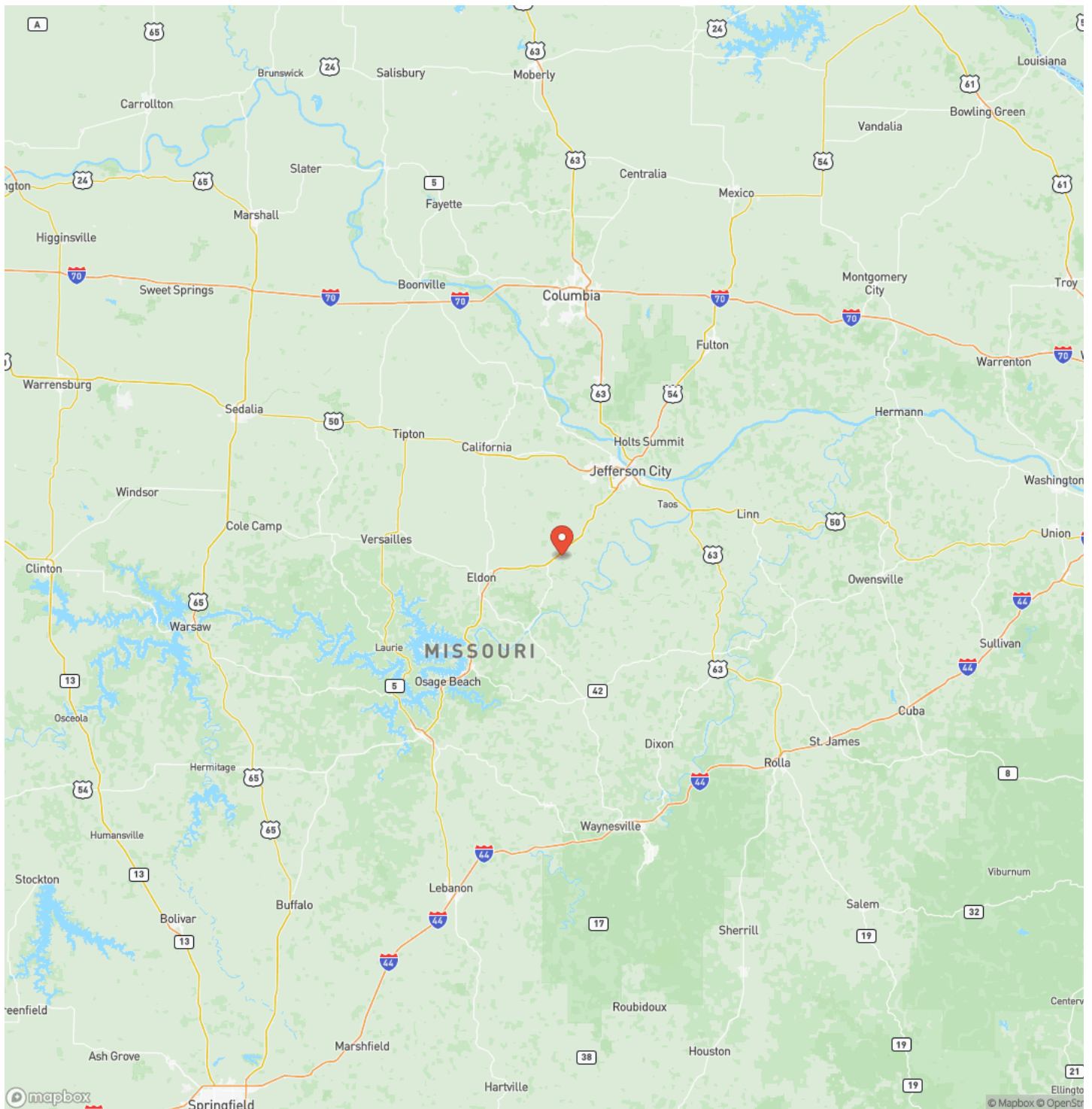
Hickory Hill Hollow
Henley, MO / Cole County



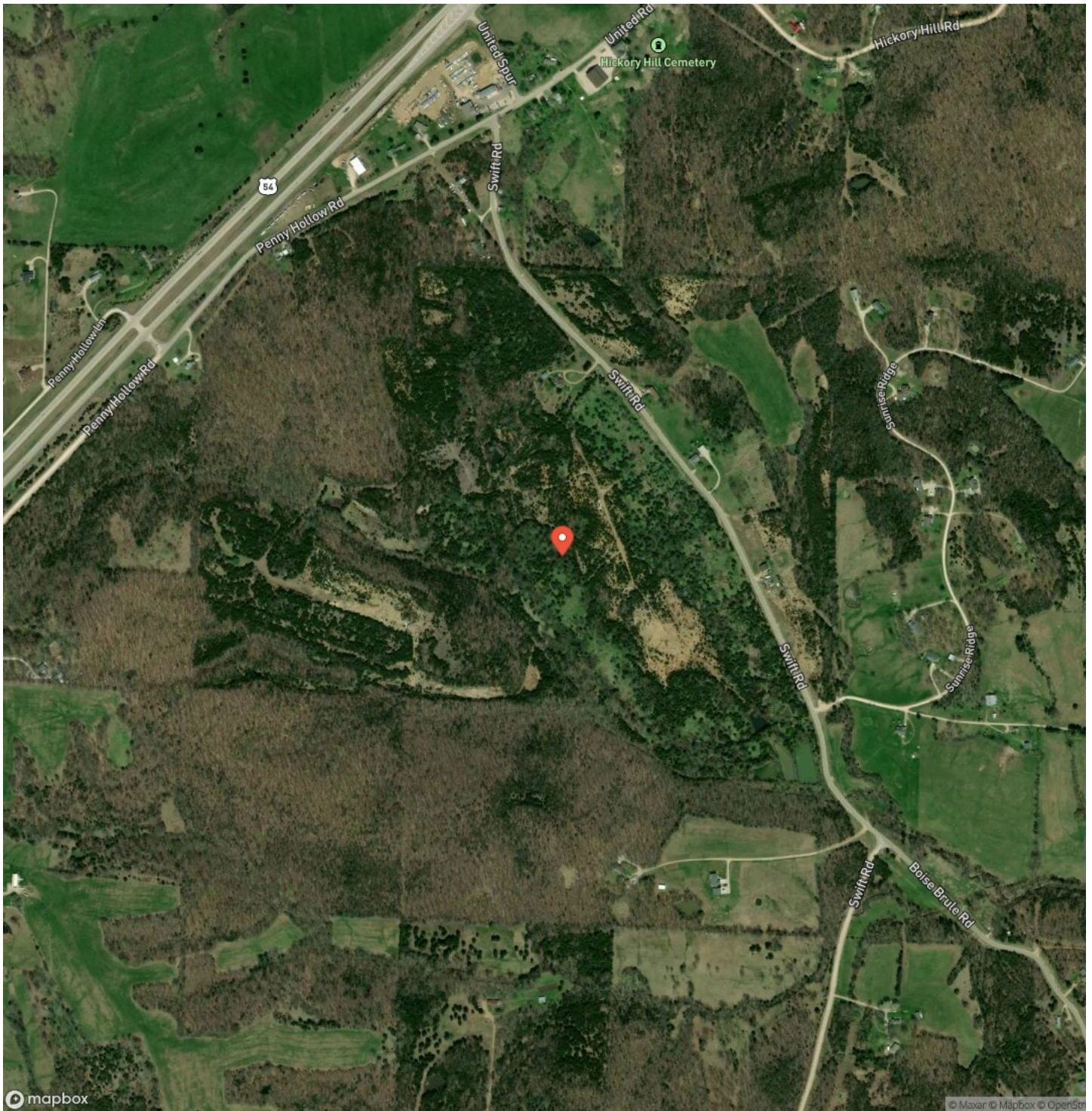
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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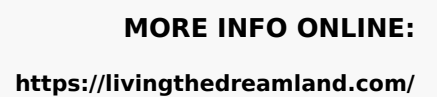
6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

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DISCLAIMERS

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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

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