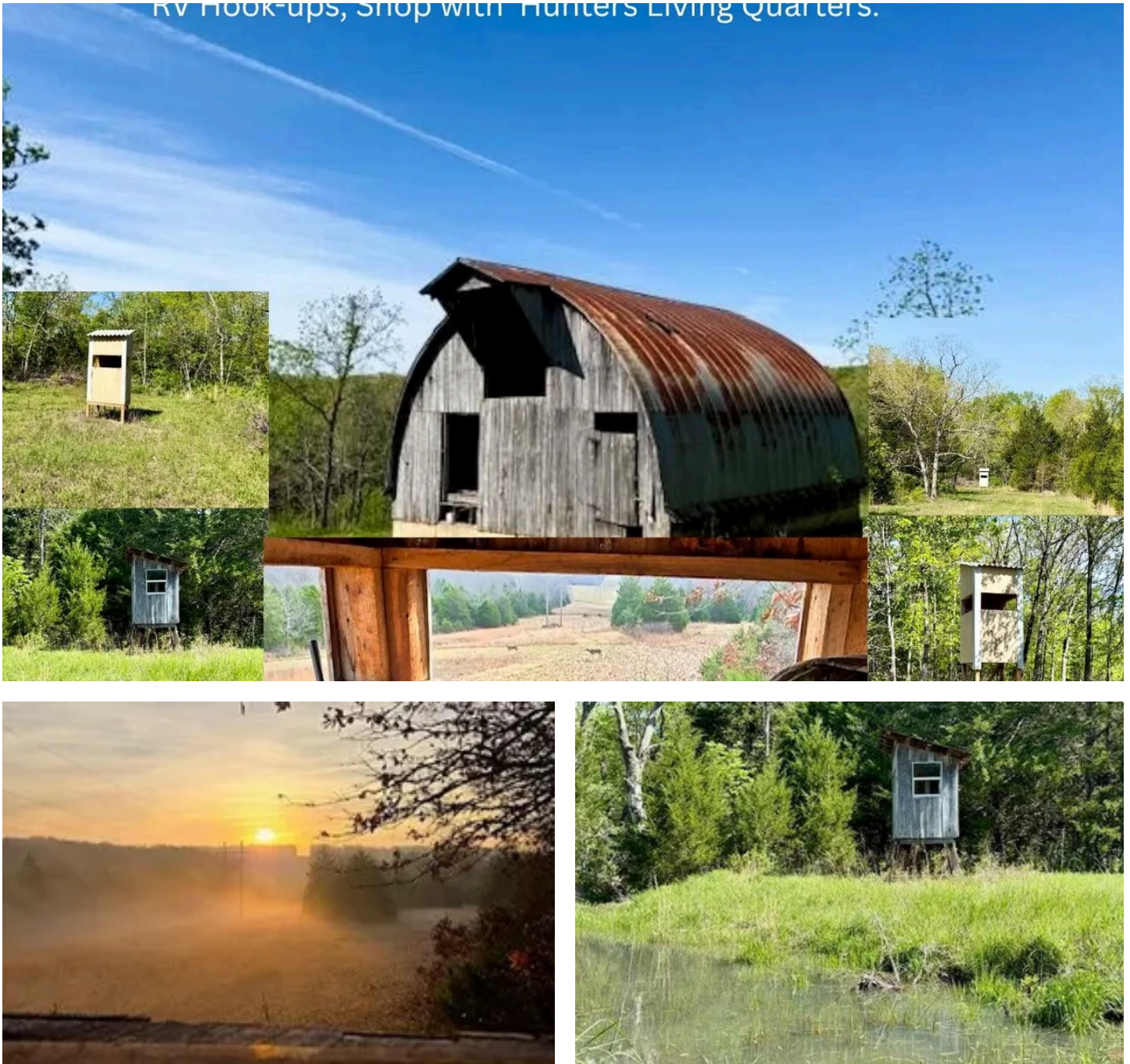


170 Acres, Shooting Houses, Shop, Drilled Well
4515 Wallen Road
Summersville, MO 65571

\$599,700
170± Acres
Texas County

RV Hook-ups, Shop with Hunters Living Quarters.



170 Acres, Shooting Houses, Shop, Drilled Well
Summersville, MO / Texas County

SUMMARY

Address

4515 Wallen Road

City, State Zip

Summersville, MO 65571

County

Texas County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.199691 / -91.748025

Acreage

170

Price

\$599,700

Property Website

<https://mossyoakproperties.com/property/170-acres-shooting-houses-shop-drilled-well-texas-missouri/103936/>



170 Acres, Shooting Houses, Shop, Drilled Well Summersville, MO / Texas County

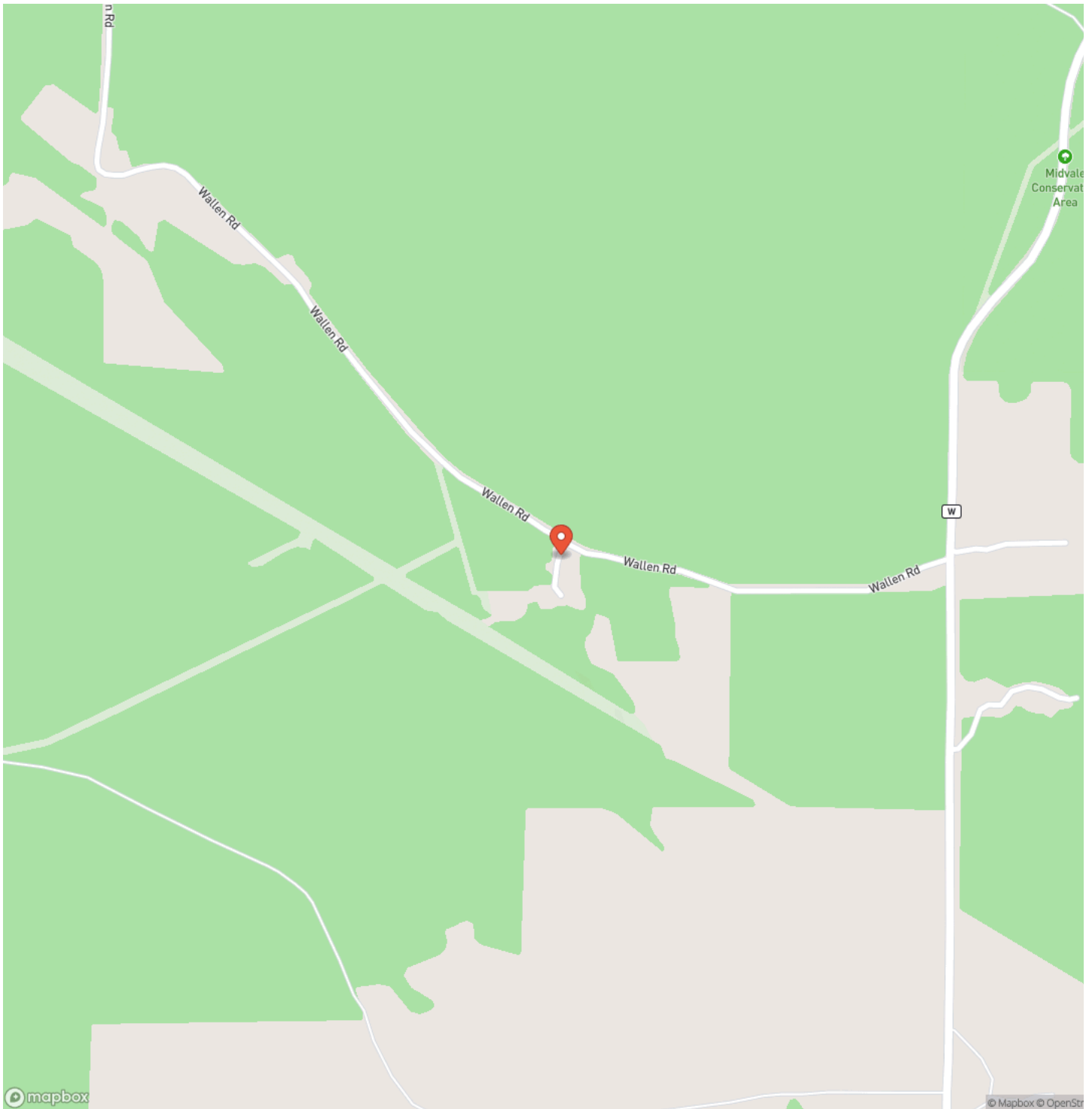
PROPERTY DESCRIPTION

\$25,000. Price Improvement 170 surveyed acres of Texas County hunting ground. This property is completely set up to perfection and ready to enjoy some of the best hunting you'll find in this part of Missouri. There are shooting houses and wide shooting lanes situated throughout the property to maximize wildlife habitat, hunting success, and landowner enjoyment. The gently rolling hills layout consists of a well-balanced mix of hardwood timber ridges and brushy bedding areas, nice areas for establishing food plots. Ponds and mingling creeks through multiple parts of property, providing travel corridors, live water for wildlife, and certainly aesthetic appeal. All of this is easily accessed. Beyond the hunt you'll also have a comfy place to hang out with friends and family, as the 2 bay shop sits back off the road where you can expect to see deer, turkeys, and other wildlife, it's that man cave type building that provides all the storage you'll need for tools and toys, area where you can watch the game, throw something on the grill. Have young hunters, no problem there is a 2-story oak barn that provides great cover situated over an area where deer often travel. 2 RV hooks-ups drilled well and electric. 11.5-acre parcel located across the county road, offering a perfect site for a new home without disturbing the main hunting grounds. All in all, you have a turnkey hunting property with long-term, proven success on deer and turkeys and thriving populations of each. Let's take a look!

170 Acres, Shooting Houses, Shop, Drilled Well
Summersville, MO / Texas County

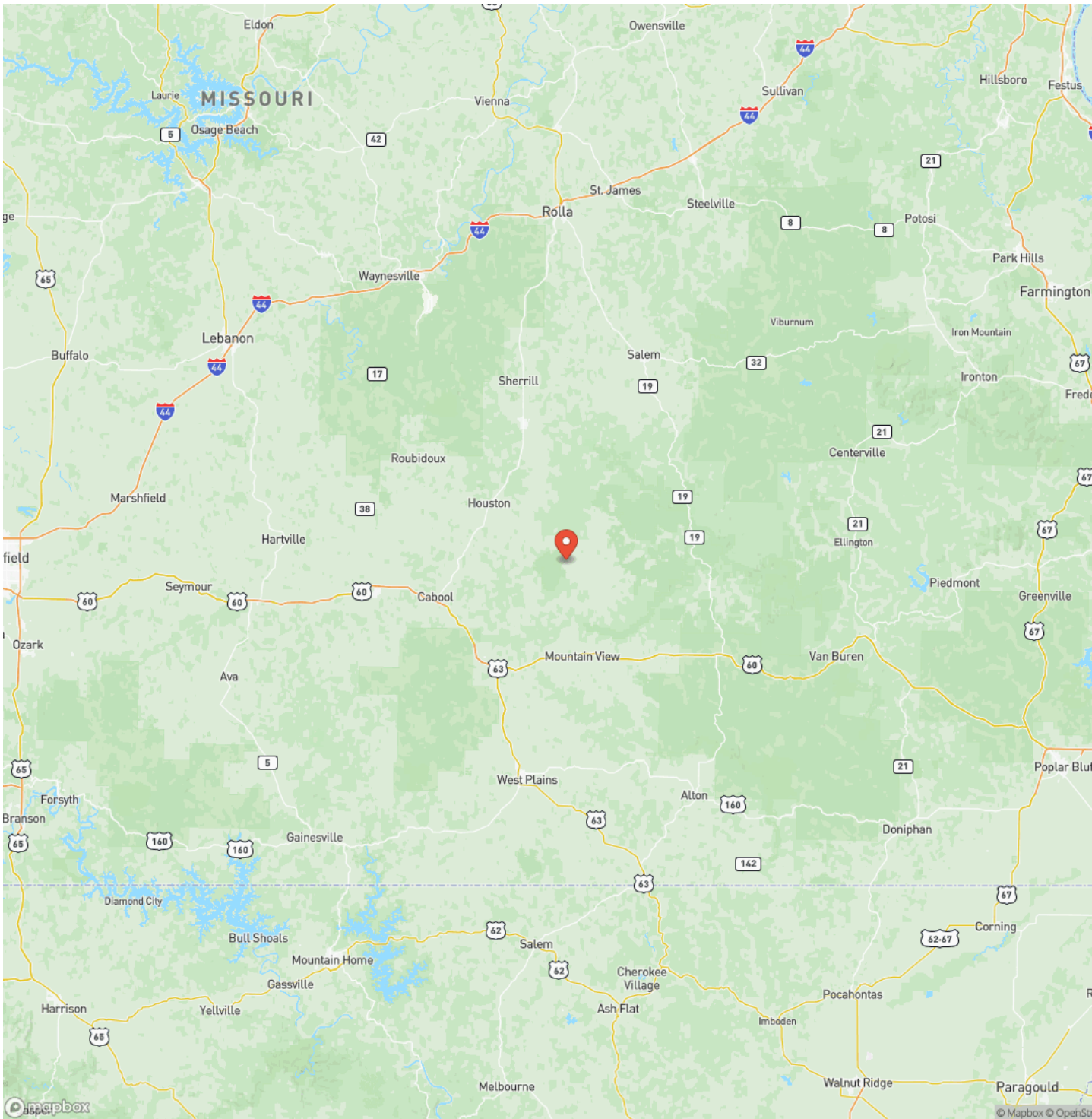


Locator Map



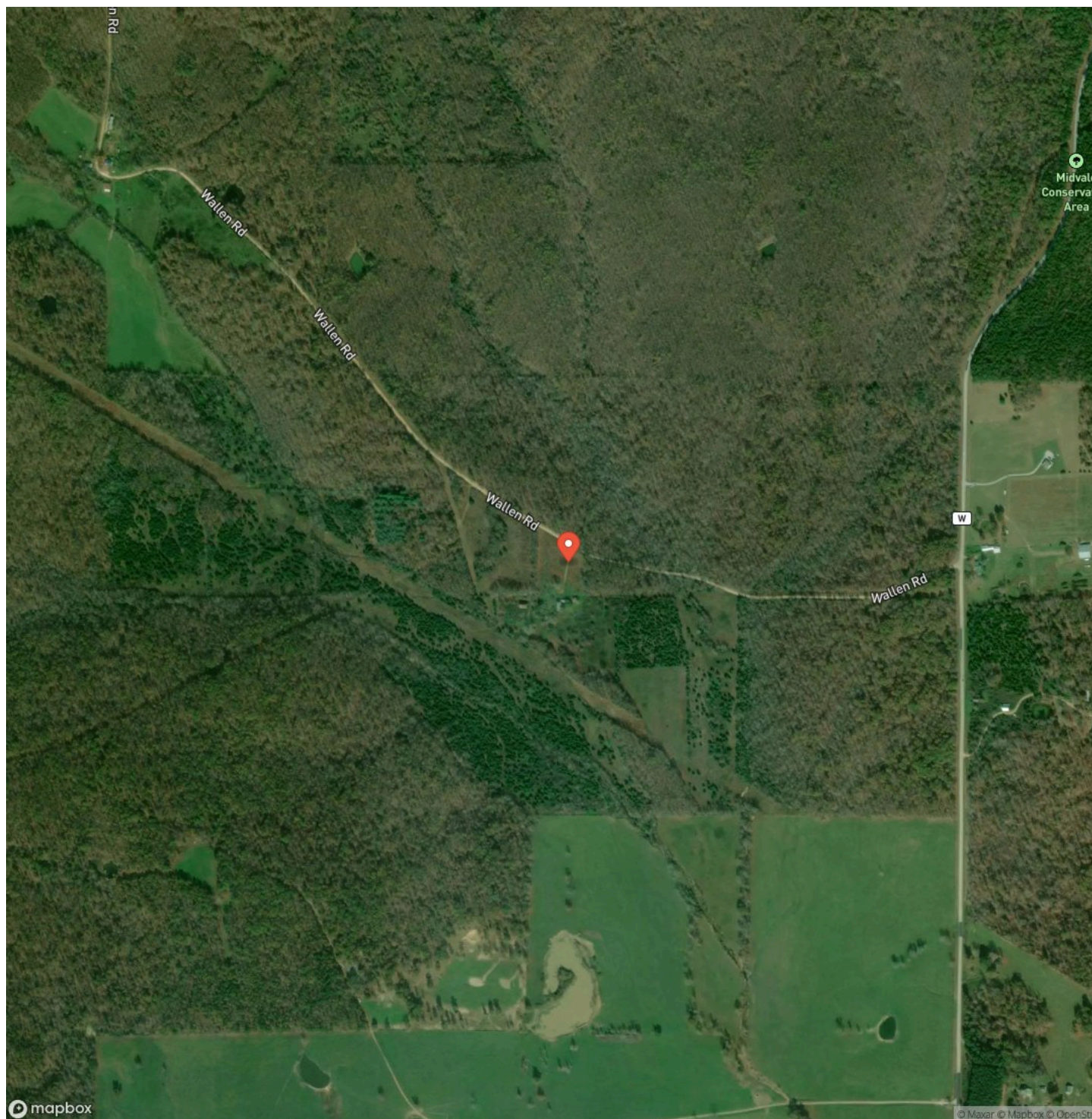
Summersville, MO / Texas County

Locator Map



170 Acres, Shooting Houses, Shop, Drilled Well
Summersville, MO / Texas County

Satellite Map



170 Acres, Shooting Houses, Shop, Drilled Well
Summersville, MO / Texas County

LISTING REPRESENTATIVE
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City / State / Zip
Mountain View, MO 65548



NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a single 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.



<https://mossyoakproperties.com/>

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.

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