

**38 Acres, Joins 100's of Acres of USA Forest, 3 Bed/1
Bath Shannon County
12528 County Road 610
Birch Tree, MO 65438**

\$286,300
38± Acres
Shannon County



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Birch Tree, MO / Shannon County**

SUMMARY

Address

12528 County Road 610

City, State Zip

Birch Tree, MO 65438

County

Shannon County

Type

Single Family, Recreational Land, Hunting Land, Farms

Latitude / Longitude

36.987446 / -91.429273

Dwelling Square Feet

988

Bedrooms / Bathrooms

3 / 1

Acreage

38

Price

\$286,300

Property Website

<https://mossyoakproperties.com/property/38-acres-joins-100-s-of-acres-of-usa-forest-3-bed-1-bath-shannon-county-shannon-missouri/90511/>



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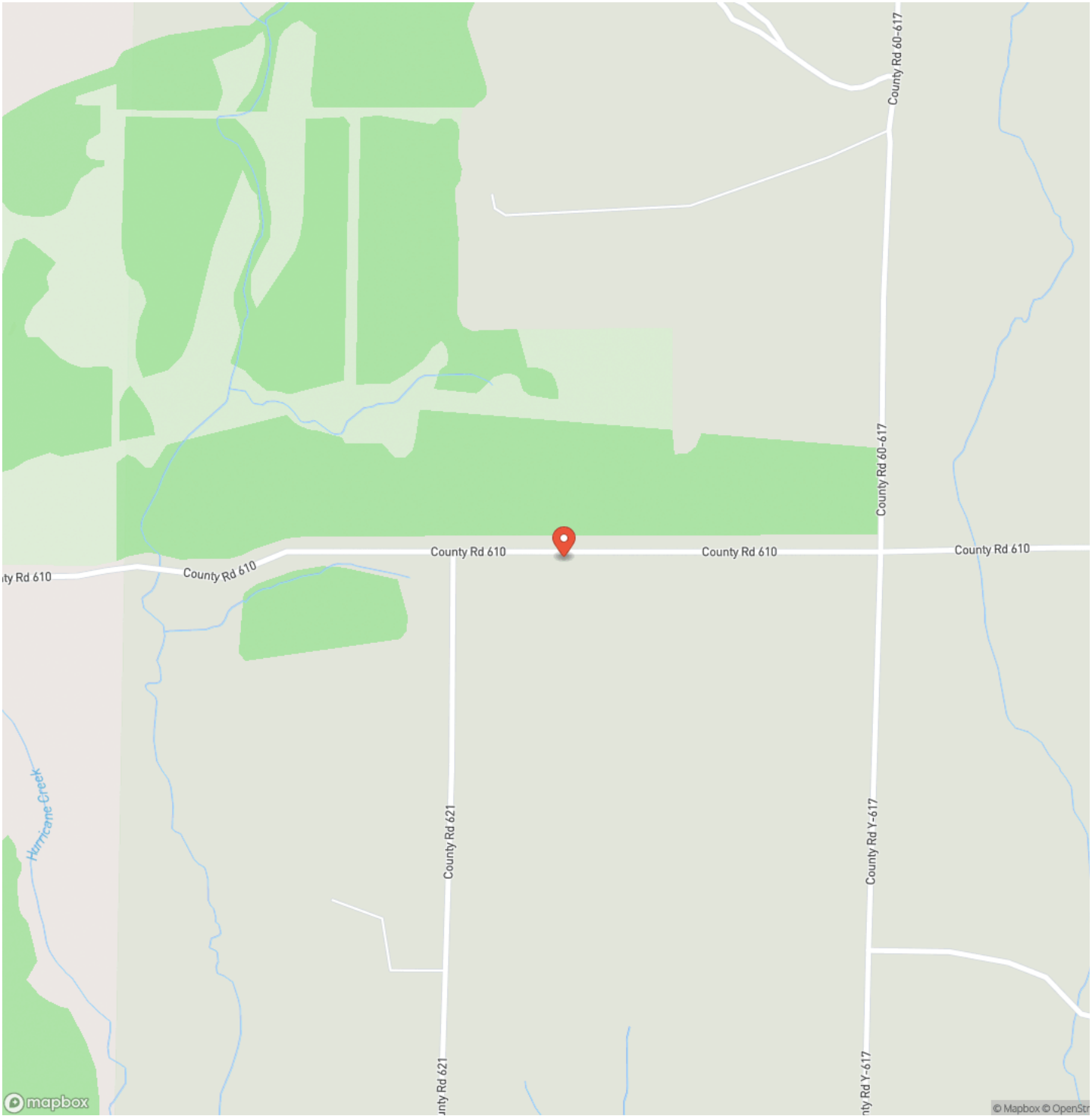
PROPERTY DESCRIPTION

Do you have a hobby farm in mind or looking for that perfect hunting spot that joins USA Forest? Bring the horses, cattle, goats, sheep or chickens to this 38 acre hobby farm that joins several hundred acres of USA Forest. This 38 acres is situated in Shannon County MO and perfect for the outdoorsman. Home offers 3 bed 1 bath, nice country kitchen. Nice mixture of pasture and woods, 3 ponds! Fenced and cross fencing, and multiple trails through the woods to get you to your tree stands and hunting blinds Excellent hunting reported! Drilled well, lagoon The woods have a good mix of young and mature timber, beautiful pine trees, and have great wildlife habitat. The whitetails have all of the food, cover, bedding and water they need to make for a great hunting season! bring your livestock, and hunt deer, turkey, bobcats, and other small game. Joins USA Forest and is just a stone's throw away from the Jacks Fork River offering endless opportunities for Fishing, Canoeing and Kayak. Enjoy your weekends exploring the waterways and making lasting memories with family and friends and sights that the Missouri Ozarks has to offer!

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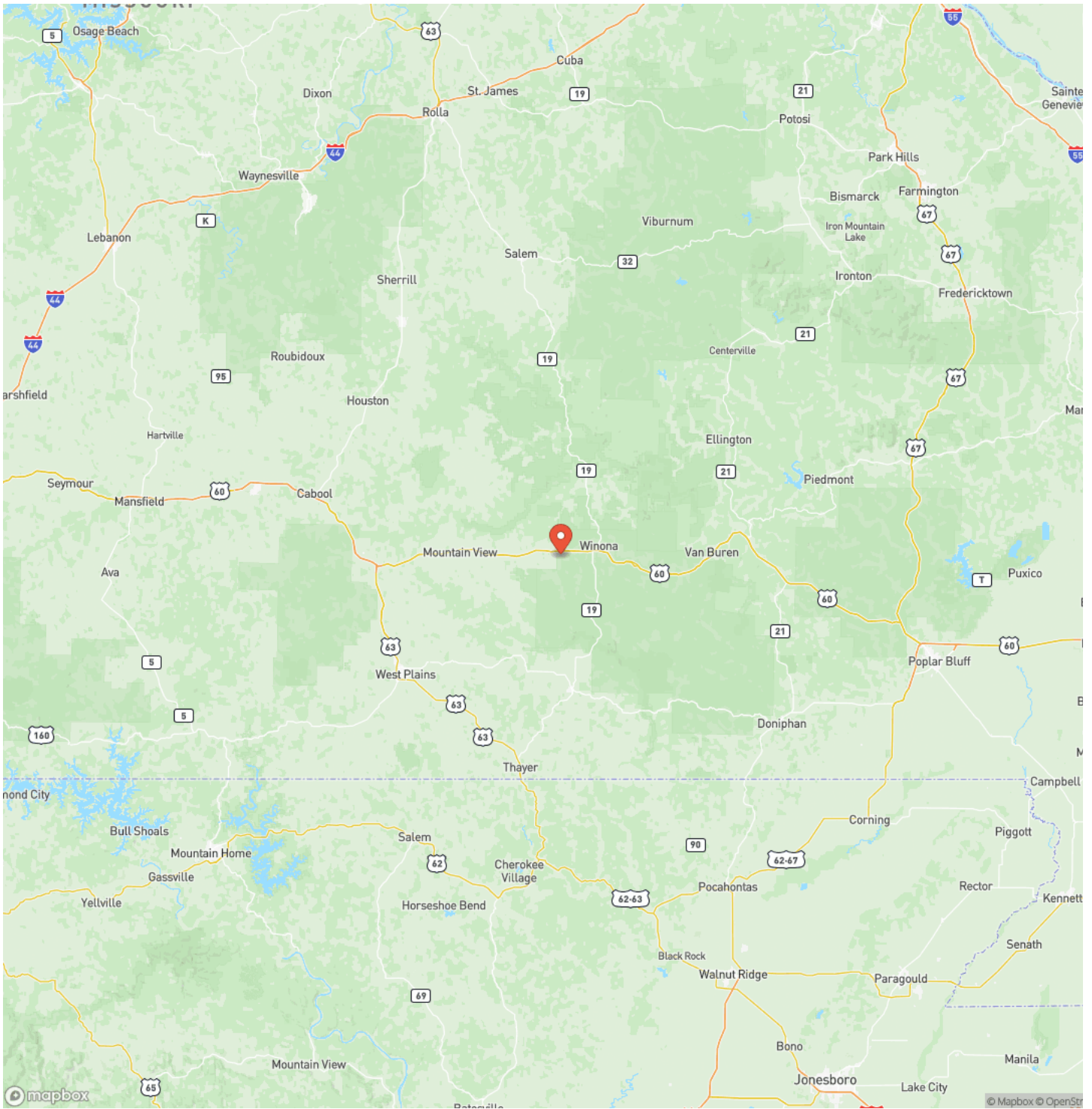


Locator Map



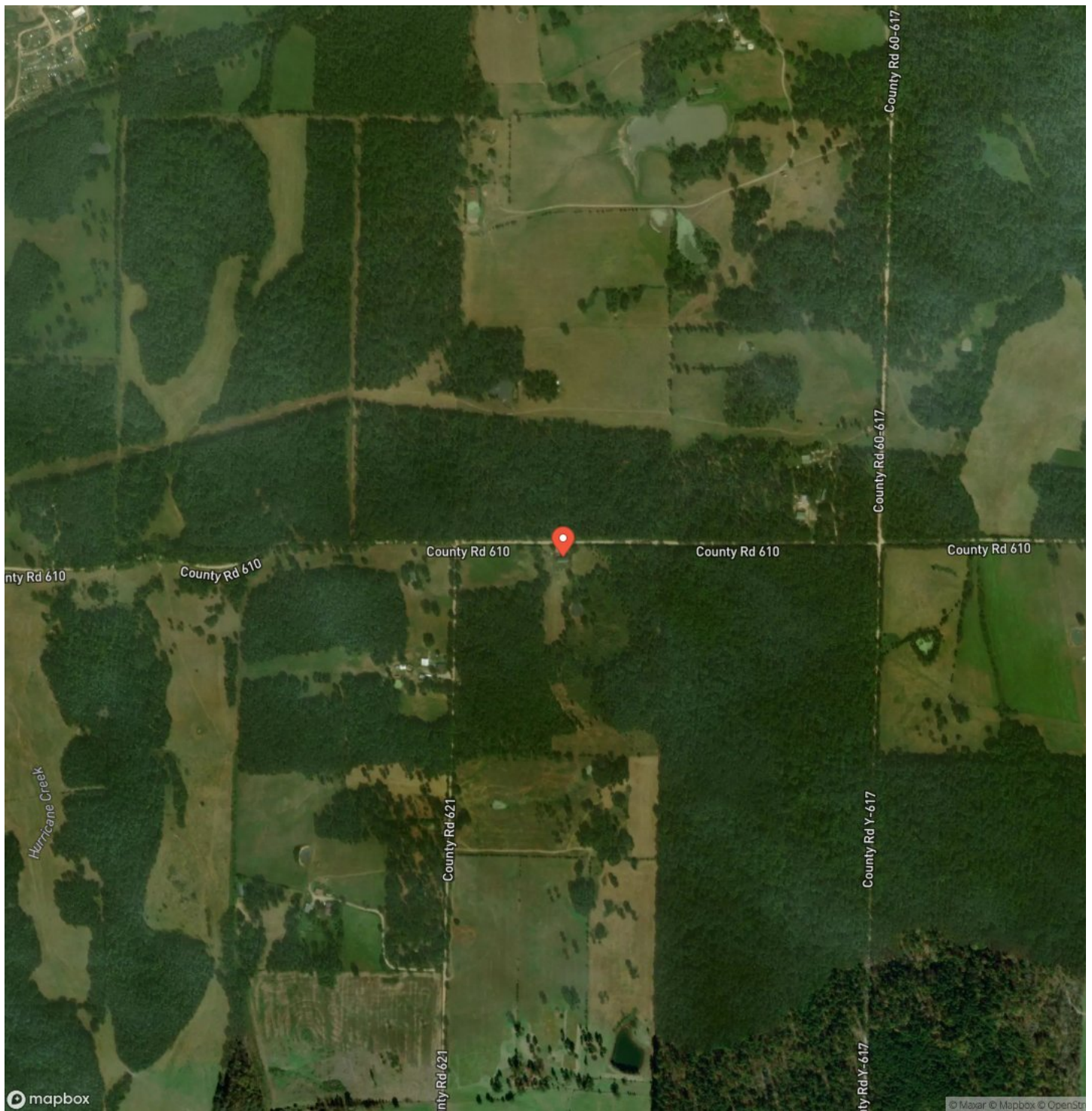
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE
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Address
412 W US 60 Ste E

City / State / Zip



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.



MORE INFO ONLINE:
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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