

**364 acres, Joins over 14,000 acres of Usa  
Forest, 3 Bed 1 Bath plus 1 bed 1 bath  
rental**  
2736 FF Hwy  
Alton, MO 65606

**\$983,760**  
364 +/- acres  
Oregon County







# 364 acres, Joins over 14,000 acres of Usa Forest, 3 Bed 1 Bath plus 1 bed 1 bath rental Alton, MO / Oregon County

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## **SUMMARY**

### **Address**

2736 FF Hwy

### **City, State Zip**

Alton, MO 65606

### **County**

Oregon County

### **Type**

Hunting Land, Recreational Land, Residential  
Property, Timberland, Farms

### **Latitude / Longitude**

36.6942252 / -91.3993039

### **Taxes (Annually)**

891

### **Dwelling Square Feet**

1700

### **Bedrooms / Bathrooms**

3 / 1

### **Acreage**

364

### **Price**

\$983,760

### **Property Website**

<https://mossyoakproperties.com/property/364-acres-joins-over-14-000-acres-of-usa-forest-3-bed-1-bath-plus-1-bed-1-bath-rental-oregon-missouri/23073/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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### **PROPERTY DESCRIPTION**

364 m/l Acre Farm joins 1,000s of acres of National Forest on 3 sides, with excellent hunting opportunities and approximately 180 acres in pasture ground and set up for rotational grazing. There are 6 ponds, 3 auto-matic waterers and frost-free hydrants and a couple smaller hayfields. Property should run 45 to 50 cow/calf pairs, Approximately 184 m/l acres are wooded with some mature timber and joins over 14,000 acres of National Forest, Deer and Turkey are prevalent in this area, making this a perfect family-hunting getaway! The 1700 sq foot 3 bedroom, 1 bathroom all brick home offers original hardwood floors, some updates, enclosed front porch and partial basement. This farm is a perfect setup for a hunting camp with many business opportunities, Property also offers a Log home (in need of a few repairs) consisting of 1 bedroom 1 bath kitchen, living room and a full basement. Home could be rented out nightly or used as an airbnb. The property is approximately 7 miles from the Eleven Point River access which consist of Smallmouth bass, rock bass, walleye and trout are eagerly sought by anglers. This area is a popular destination for float trips, kayaking, canoeing, tubing. Paved road frontage. Call Linda 417-274-0142

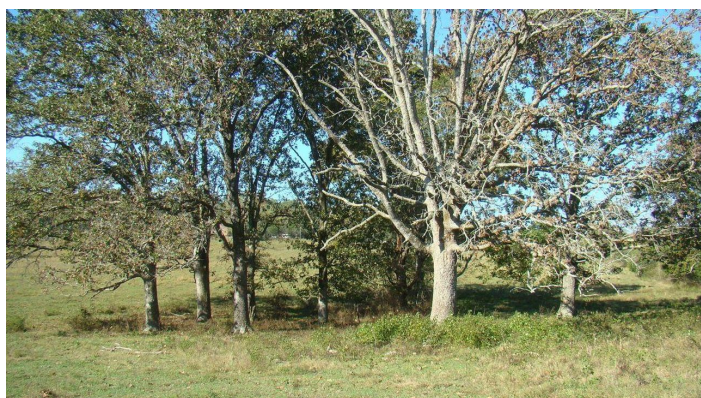
**MORE INFO ONLINE:**

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## Locator Maps



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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:

**Representative**

Linda Francis

**Mobile**

(417) 274-0142

**Email**

lfrancis@mossyoakproperties.com

**Address**

412 W US 60 Ste E

**City / State / Zip**

Mountain View, MO 65548



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**NOTES**

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## 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.





## **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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**Mossy Oak Properties Mozark Realty**

**947 N. Westwood Blvd.**

**Poplar Bluff, MO 63901**

**(573) 712-2252**

**MossyOakProperties.com**

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