

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

**\$624,700**  
170± Acres  
Texas County



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

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**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**

\$624,700

**Property Website**

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



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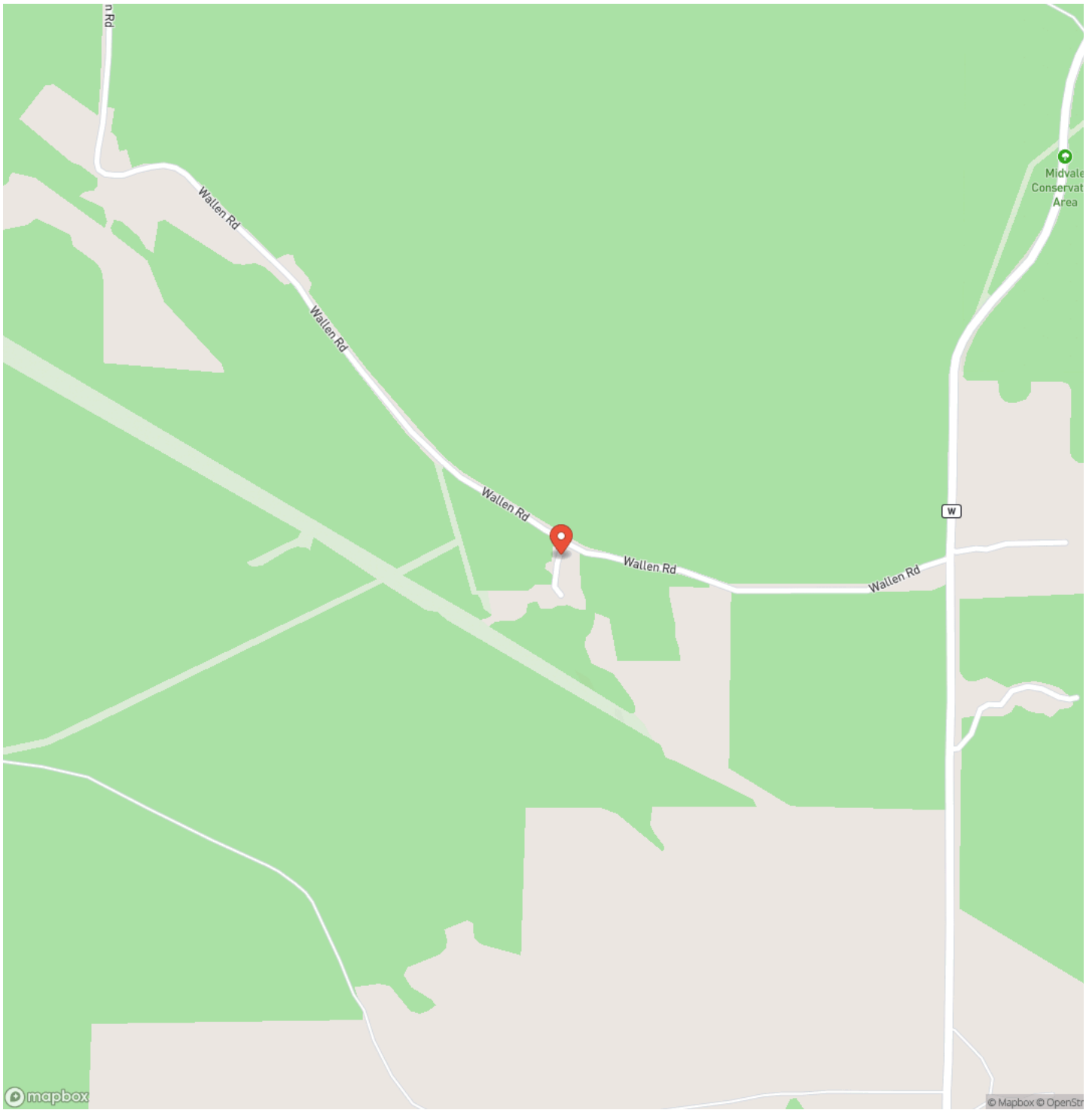
### **PROPERTY DESCRIPTION**

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!

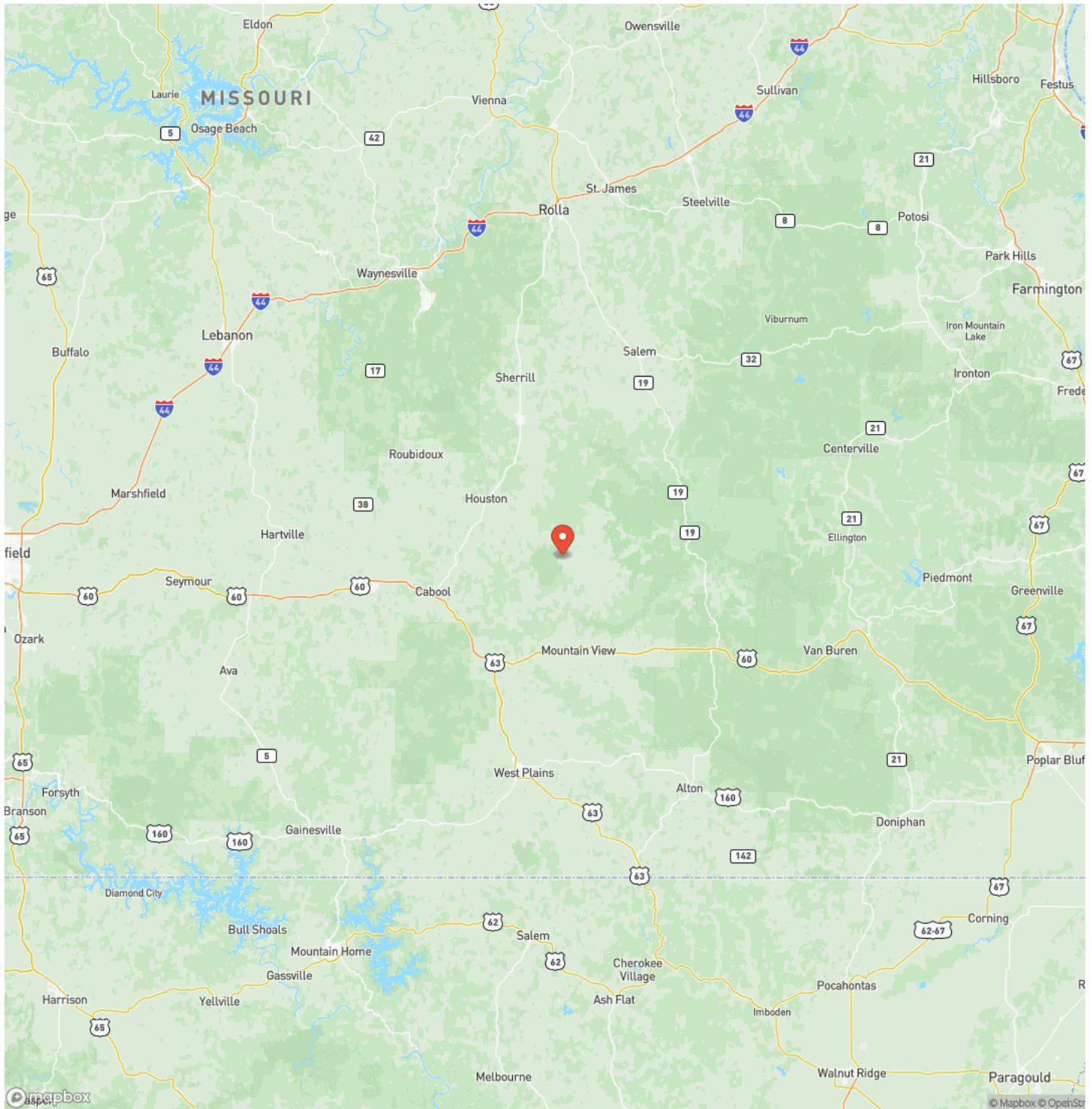
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## Locator Map



## Locator Map



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## Satellite Map







## **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.

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