

164 Acres, 2 Spring Fed Ponds, Private Off Of Paved
Road
000 State Route AD
Mountain Grove, MO 65711

\$775,400
164± Acres
Douglas County



**164 Acres, 2 Spring Fed Ponds, Private Off Of Paved Road
Mountain Grove, MO / Douglas County**

SUMMARY

Address

000 State Route AD

City, State Zip

Mountain Grove, MO 65711

County

Douglas County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.032216 / -92.215912

Acreage

164

Price

\$775,400

Property Website

<https://mossyoakproperties.com/property/164-acres-2-spring-fed-ponds-private-off-of-paved-road-douglas-missouri/88748/>



**164 Acres, 2 Spring Fed Ponds, Private Off Of Paved Road
Mountain Grove, MO / Douglas County**

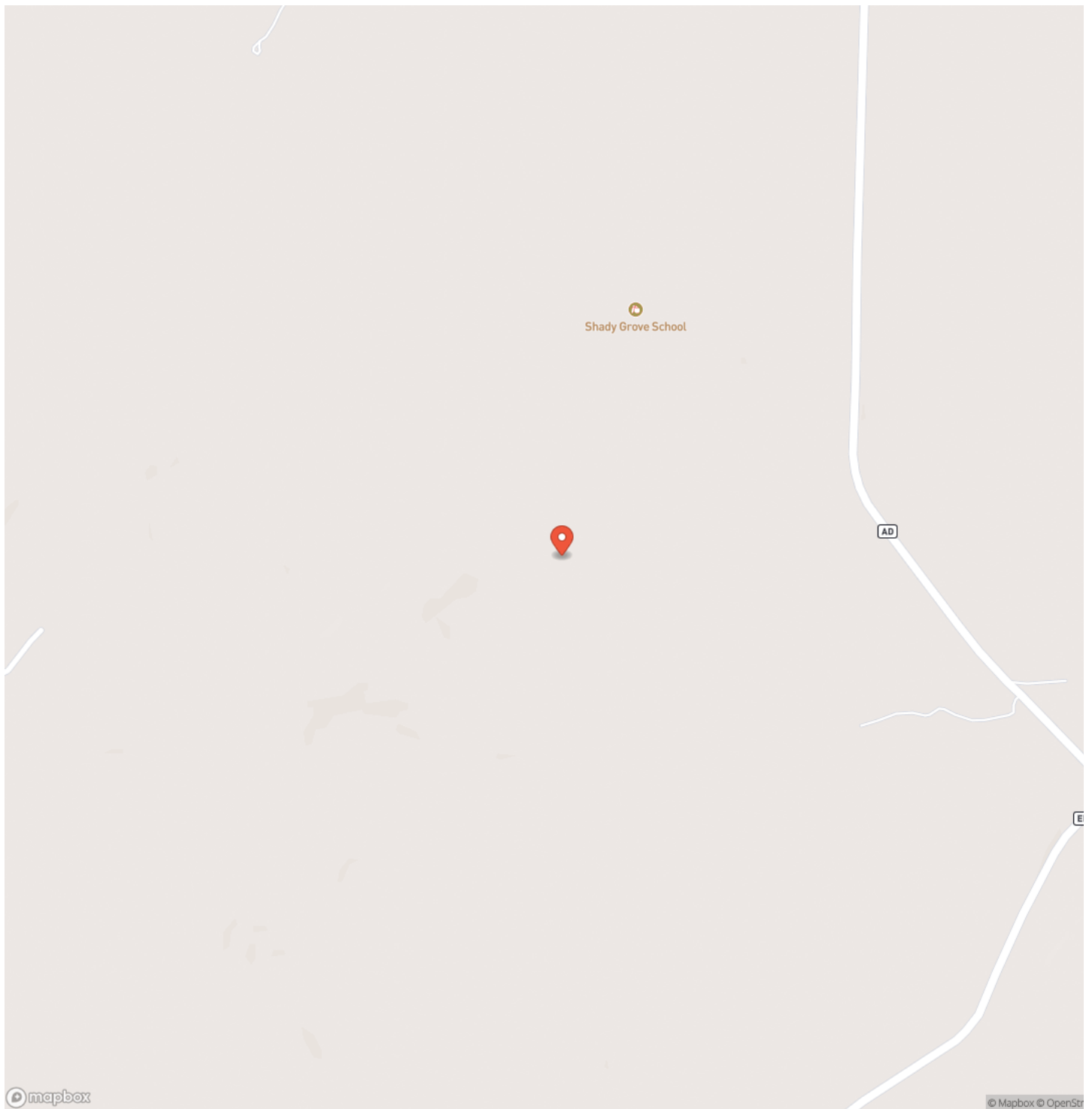
PROPERTY DESCRIPTION

Motivated seller: Enjoy complete privacy features live water with two year-round spring fed ponds, offering a reliable water source and a 15' wide private drive back to the property (seller will clean out buyer to lay rock). Welcome to your dream hunting recreational property, or future rural getaway on this 164-acre m/l tract that promises seclusion and incredible habitat. It boasts two spring fed ponds, cattle tight fenced, brushy, grown-up pasture (that could be reclaimed), young thick timber, and mature timber. With cover, bedding, food, and water, this land offers everything that turkey, deer, and other wildlife thrive on. Enjoy some of the best deer and turkey hunting in South Central Missouri, all while relishing the freedom of no restrictions on your land.

164 Acres, 2 Spring Fed Ponds, Private Off Of Paved Road
Mountain Grove, MO / Douglas County

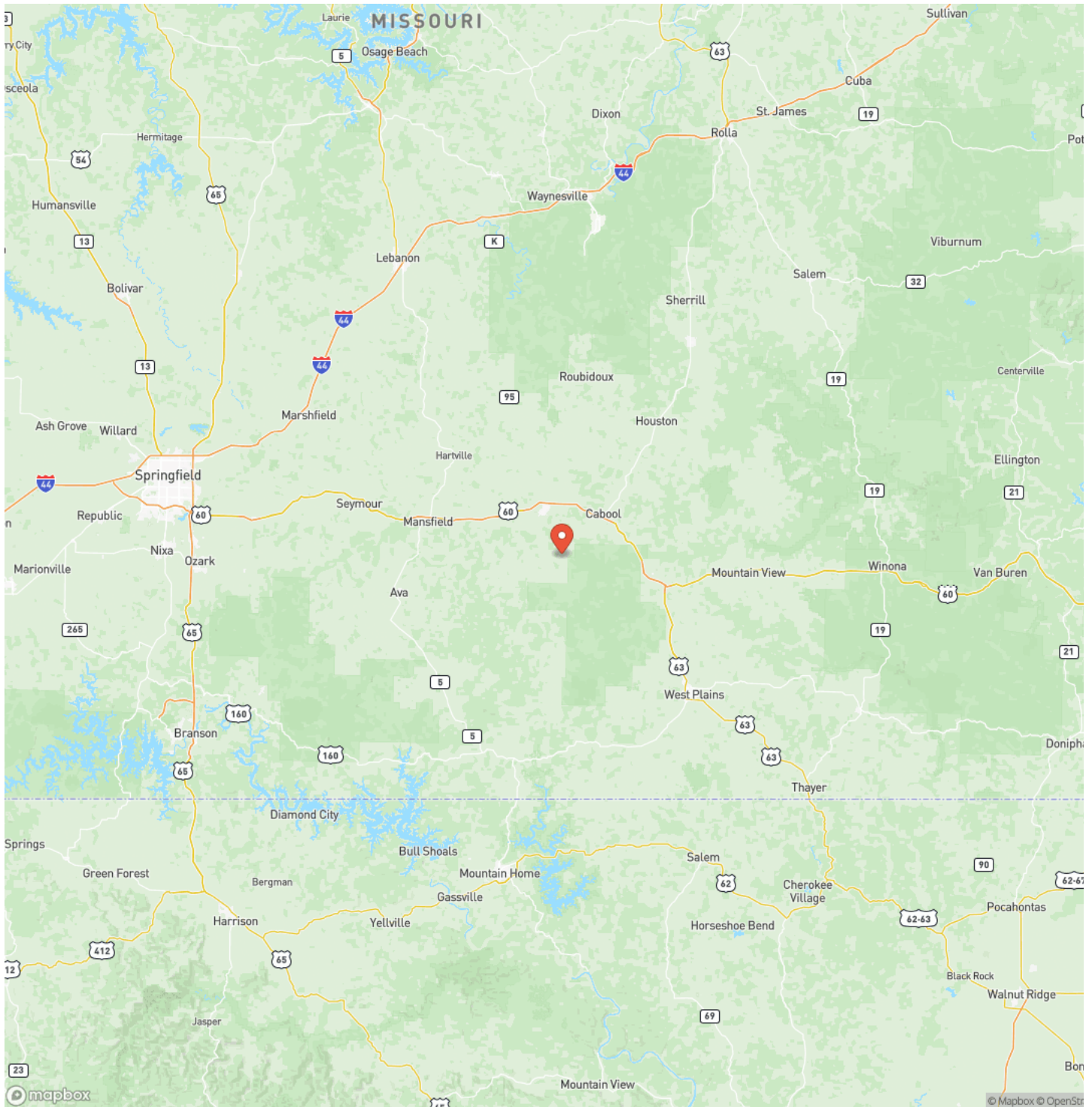


Locator Map



**164 Acres, 2 Spring Fed Ponds, Private Off Of Paved Road
Mountain Grove, MO / Douglas County**

Locator Map



MORE INFO ONLINE:
MossyOakProperties.com

164 Acres, 2 Spring Fed Ponds, Private Off Of Paved Road
Mountain Grove, MO / Douglas County

Satellite Map



**164 Acres, 2 Spring Fed Ponds, Private Off Of Paved Road
Mountain Grove, MO / Douglas County**

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

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
MossyOakProperties.com
