

158 Acres, Hunting, Motor Cross Tract, Shop House  
Oregon County  
1998 A Highway  
Couch, MO 65690

**\$593,600**  
158± Acres  
Oregon County





**158 Acres, Hunting, Motor Cross Tract, Shop House Oregon County  
Couch, MO / Oregon County**

---

**SUMMARY**

**Address**

1998 A Highway

**City, State Zip**

Couch, MO 65690

**County**

Oregon County

**Type**

Hunting Land, Single Family, Business Opportunity, Recreational Land

**Latitude / Longitude**

36.602016 / -91.444873

**Dwelling Square Feet**

700

**Bedrooms / Bathrooms**

1 / 2.5

**Acreage**

158

**Price**

\$593,600

**Property Website**

<https://mossyoakproperties.com/property/158-acres-hunting-motor-cross-tract-shop-house-oregon-county-oregon-missouri/87053/>



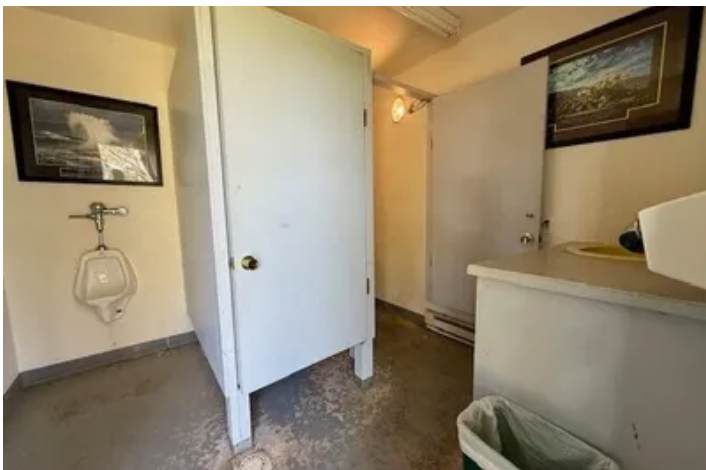
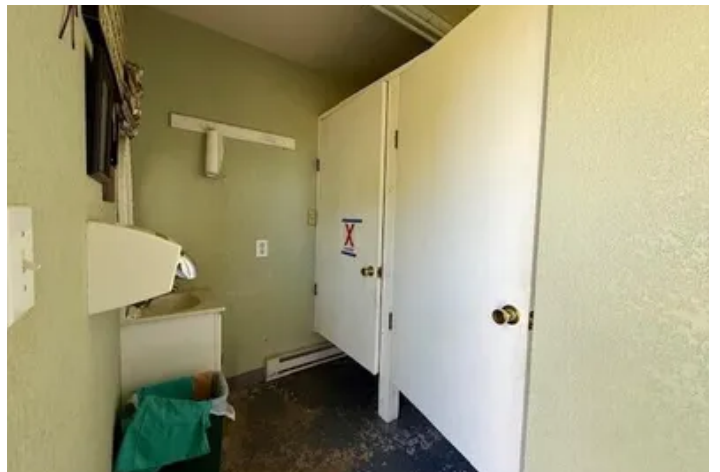
## 158 Acres, Hunting, Motor Cross Tract, Shop House Oregon County Couch, MO / Oregon County

---

### **PROPERTY DESCRIPTION**

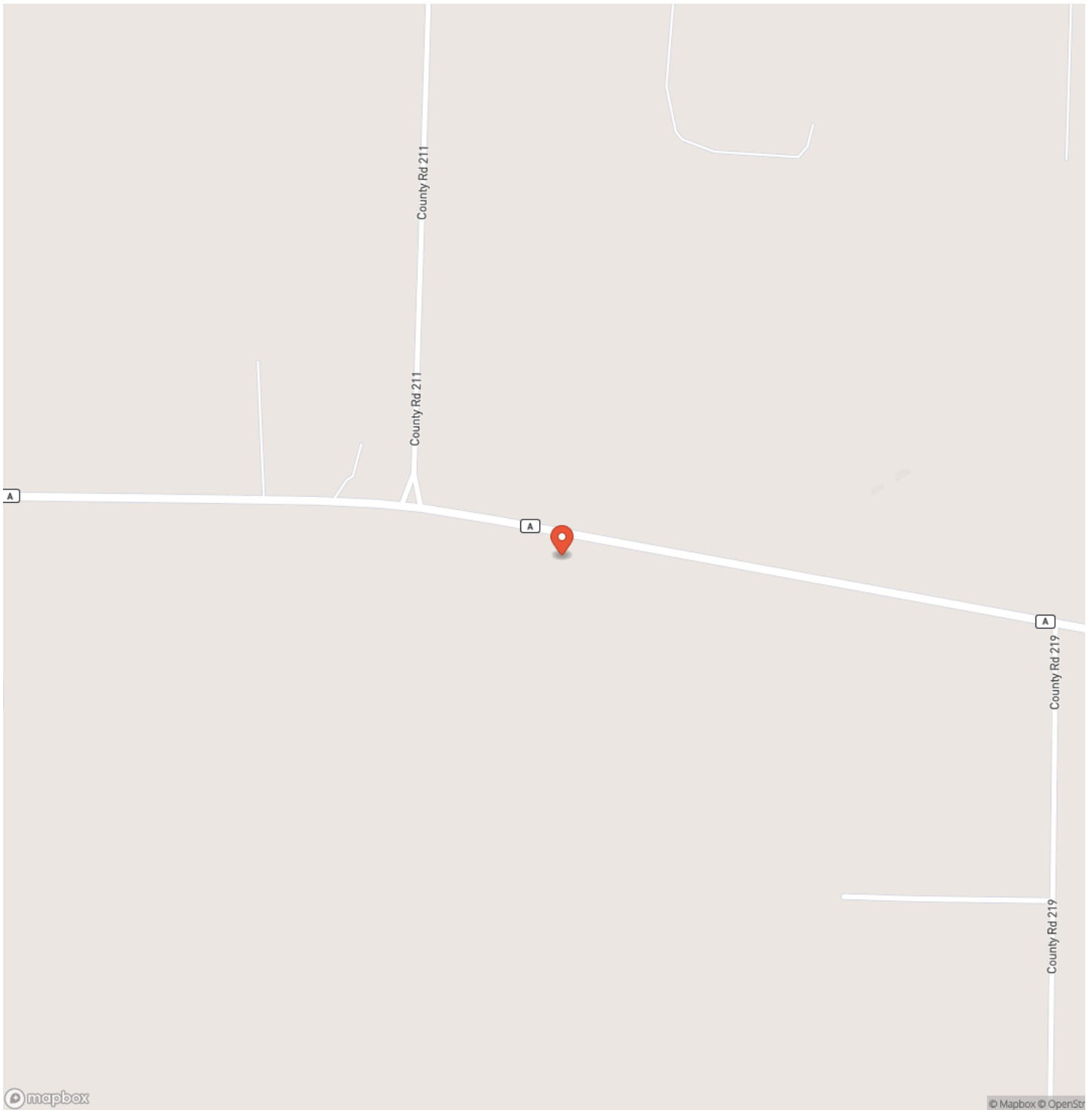
:158 acres in the Ozarks with no restrictions, Highway frontage, Excellent habitat for whitetails, turkeys, bobcats and bears. A good mix of young and mature trees. Great undergrowth for food, bedding and cover. This is a really pretty property to enjoy nature, hunt, camp and relax! Land lays level to gently rolling with ponds and a stream, approximately 80 open with the balance wooded. 30' x 50' shop with concrete floor and finished living quarters in one end and a 14x50 lean to, nice old antique barn with lots of storage room, public restroom house also an old house on the property that is not livable. Property fronts state maintained highway and only a few miles to major U.S. highway. Current owner has restored the MX track and has had some races there. Track features hairpin curves, good jumps, spectator bridge, announcer/scoring house, plus a forty man starting gate. There is a gate house and plenty of room for parking and camping on the property. This track was once a Loretta Lynn regional qualifier. Have your own MX track or just make it a farm or just make it your own hunting paradise!

158 Acres, Hunting, Motor Cross Tract, Shop House Oregon County  
Couch, MO / Oregon County

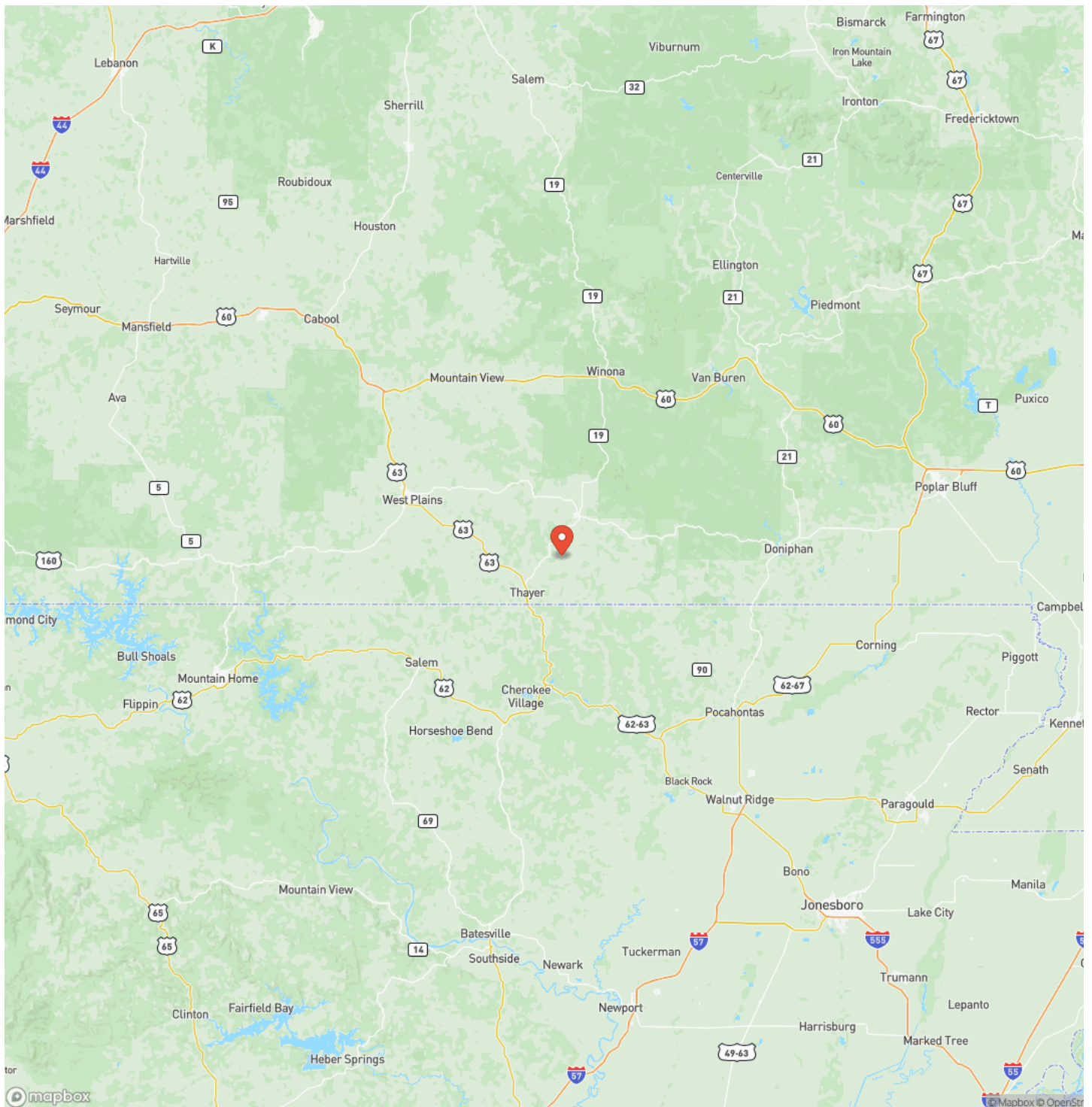




## Locator Map

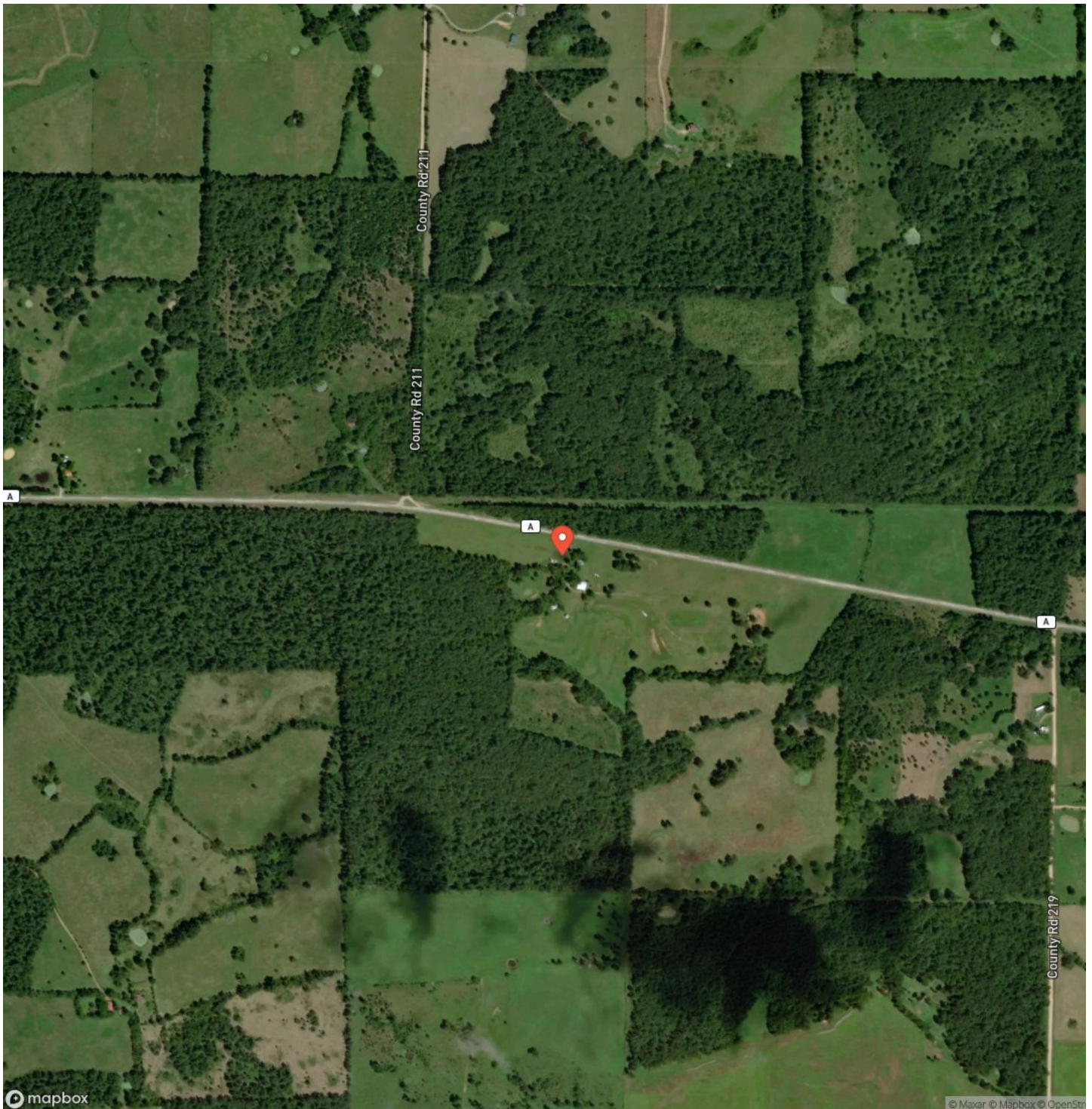


## Locator Map





## Satellite Map



**158 Acres, Hunting, Motor Cross Tract, Shop House Oregon County  
Couch, MO / Oregon 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](http://MossyOakProperties.com)

---