

115 ac +/- Sporting Land in Bollinger County, Missouri
23409 BCR 310
Marble Hill, MO 63764

\$389,000
115± Acres
Bollinger County



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Marble Hill, MO / Bollinger County

SUMMARY

Address

23409 BCR 310

City, State Zip

Marble Hill, MO 63764

County

Bollinger County

Type

Recreational Land, Hunting Land, Business Opportunity, Timberland

Latitude / Longitude

37.369054 / -89.967579

Dwelling Square Feet

400

Acreage

115

Price

\$389,000

Property Website

<https://www.mossyoakproperties.com/property/115-ac-sporting-land-in-bollinger-county-missouri-bollinger-missouri/32358/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

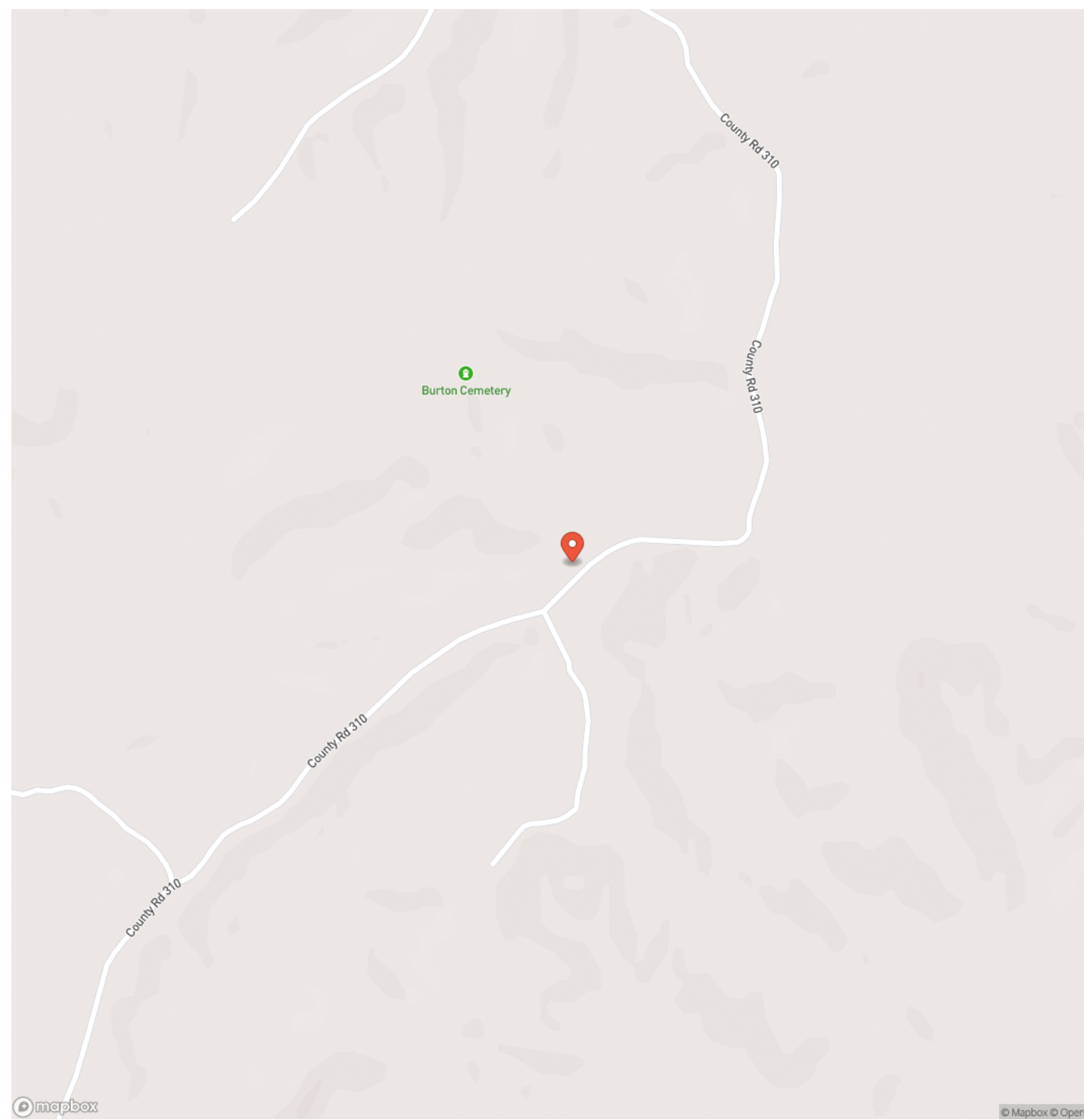
115 ac +/- of high fenced sporting land for sale in Bollinger County, MO - Located North of Marble Hill, this land has been managed for over 30 years as a coyote pen operation. Featuring approx. 2 miles of 6ft wire fencing on 9ft metal posts with 1 foot of overhang and 2 foot of buried under dig. Surrounded primarily by recreational and ranching properties, this area is teeming with Whitetail deer, wild turkey and other native wildlife species. A rustic clubhouse toward the center of the land provides a secluded and relaxing getaway with a large masonry fireplace at the center of the structure, ideal for gathering and even serving as hunting camp. Plenty of room to build or pull thru with RV campers. This property is a great candidate for someone looking to have a turn-key high fence operation or sections of the fencing could easily be removed to allow fair chase. There are a couple of springs and ponds currently piped for drainage but can be modified and filled again. Shown by appt.



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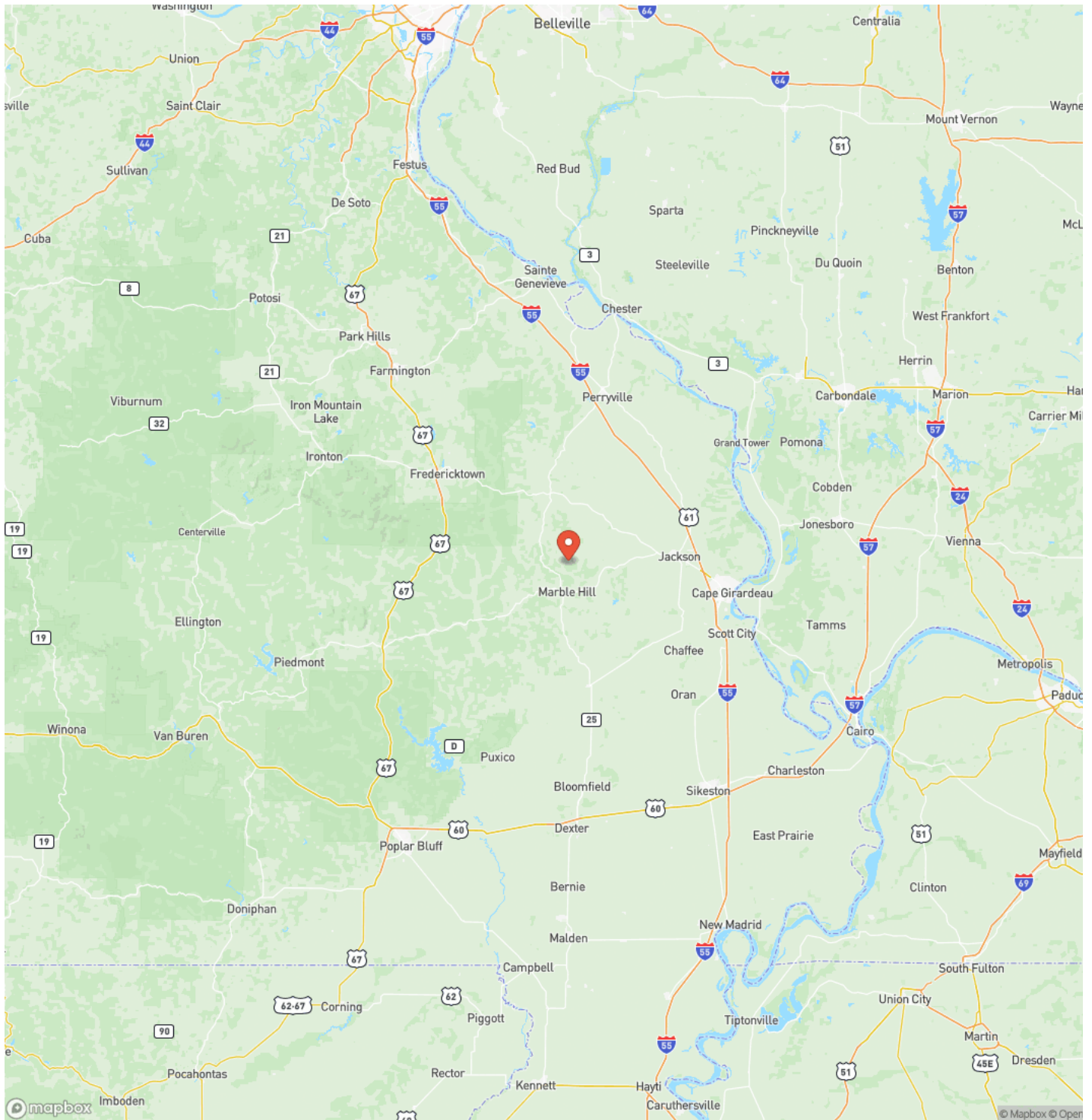


Locator Map



115 ac +/- Sporting Land in Bollinger County, Missouri
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Locator Map



MORE INFO ONLINE:

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Satellite Map



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LISTING REPRESENTATIVE

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NOTES



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MORE INFO ONLINE:

MossyOakProperties.com

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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