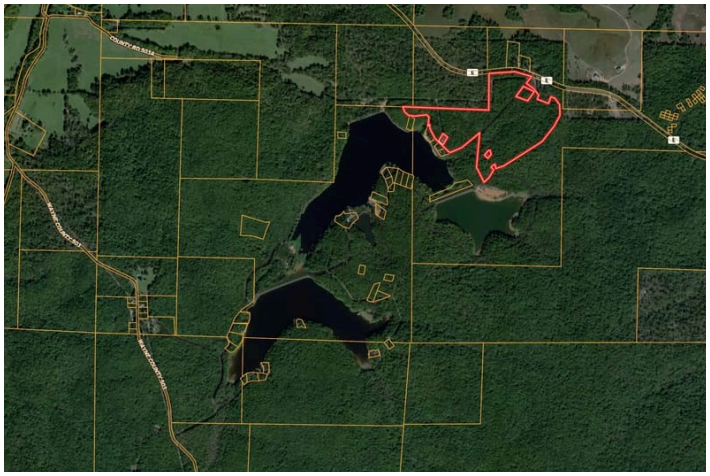
**51.89 Acres of "Summer Camp" Nostalgia: The Ultimate Wayne County Lake & Land Retreat**
**1 Gobbler Cove**
**Lowndes, MO 63951**

**$144,000**
**51.89± Acres**
**Wayne County**







## SUMMARY

**Address**
1 Gobbler Cove

**City, State Zip**
Lowndes, MO 63951

**County**
Wayne County

**Type**
Hunting Land, Recreational Land, Undeveloped Land, Lakefront

**Latitude / Longitude**
37.141709 / -90.233449

**Taxes (Annually)**
$482

**HOA (Annually)**
$250

**Acreage**
51.89

**Price**
$144,000

**Property Website**
www.mossyoakproperties.com








## PROPERTY DESCRIPTION

51.89 Acres of "Summer Camp" Nostalgia: The Ultimate Wayne County Lake & Land Retreat
Escape the noise and rediscover the quiet at Turkey Creek Lakes. This surveyed 51.89-acre tract in Wayne County, MO, offers a rare, cinematic sense of seclusion that feels like a scene from a classic upstate summer camp movie. The journey to the property is an experience in itself-a scenic, winding drive through lush Missouri timber on a paved highway that signals you've left the busy behind. Tucked away in a deeply private setting, this acreage is defined by the hardwoods and the hushed atmosphere only a forest can provide. Despite its "middle-of-nowhere" feel, the property is remarkably prepared for your vision. A private well is already on-site and electricity is available, eliminating the biggest hurdles of rural development. The land is navigated by a network of quality internal roads, making every corner of your 51 acres accessible for recreation or choosing that perfect build site.
Ownership in this surveyed tract grants you exclusive access to the large private lakes maintained by the community association. These aren't just fishing ponds; one of the lakes is large enough to accommodate waterskiing and boating, providing a recreational outlet that is nearly impossible to find on private acreage. Whether you're spent the morning in the woods or the afternoon behind a boat, this property offers a "best of both worlds" lifestyle that keeps every generation of the family engaged.
While the setting feels worlds away, the logistics are effortless: you are approximately two hours from St. Louis and less than an hour from Poplar Bluff. Sensible restrictions are in place to ensure the quiet, high-end integrity of the community is preserved for generations to come.

Property & Community Highlights:
Surveyed Acreage: 51.89 +/- Acres

Lake Access: Exclusive rights to large private community lakes (waterskiing permitted on the main lake).

Utilities: Private well and electricity already in place.

Access: Paved highway frontage with an established internal road system.

Location: 2 hours from St. Louis; <1 hour from Poplar Bluff.

The Vibe: Remote "summer camp" aesthetic with modern-day infrastructure.





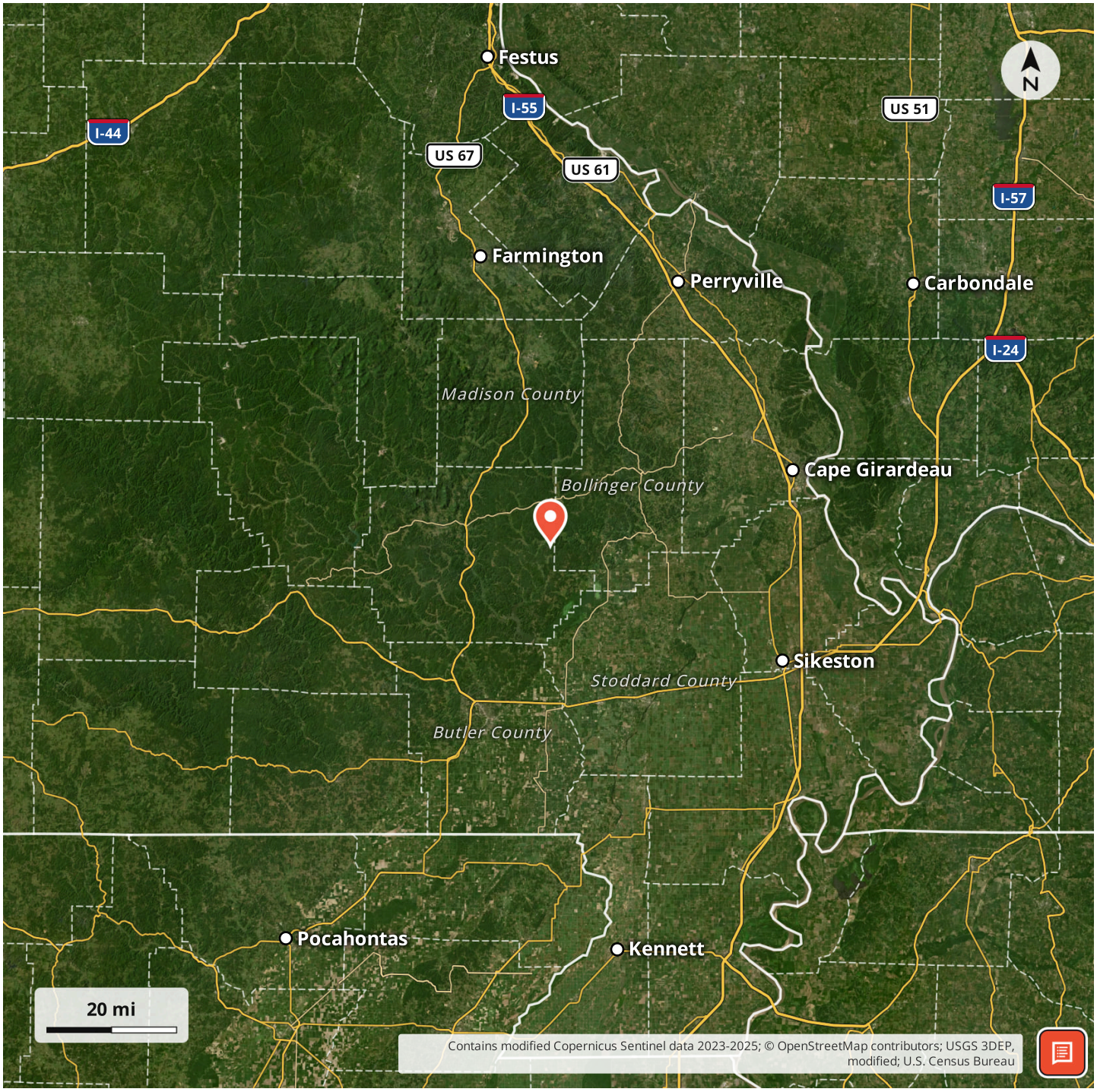








# Regional Map



# Locator Map


N
State Hwy E
1000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map


N
500 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified

## LISTING REPRESENTATIVE

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**City / State / Zip**
Poplar Bluff, MO 63901

## NOTES

**NOTES**

## 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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