

170 ac with live water, pasture and woods for sale in
Miller County, Missouri
Tavern Creek Road
Iberia, MO 65486

\$565,000
170± Acres
Miller County



**170 ac with live water, pasture and woods for sale in Miller County, Missouri
Iberia, MO / Miller County**

SUMMARY

Address

Tavern Creek Road

City, State Zip

Iberia, MO 65486

County

Miller County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Timberland

Latitude / Longitude

38.043744 / -92.230449

Taxes (Annually)

\$152

Acreage

170

Price

\$565,000



170 ac with live water, pasture and woods for sale in Miller County, Missouri Iberia, MO / Miller County

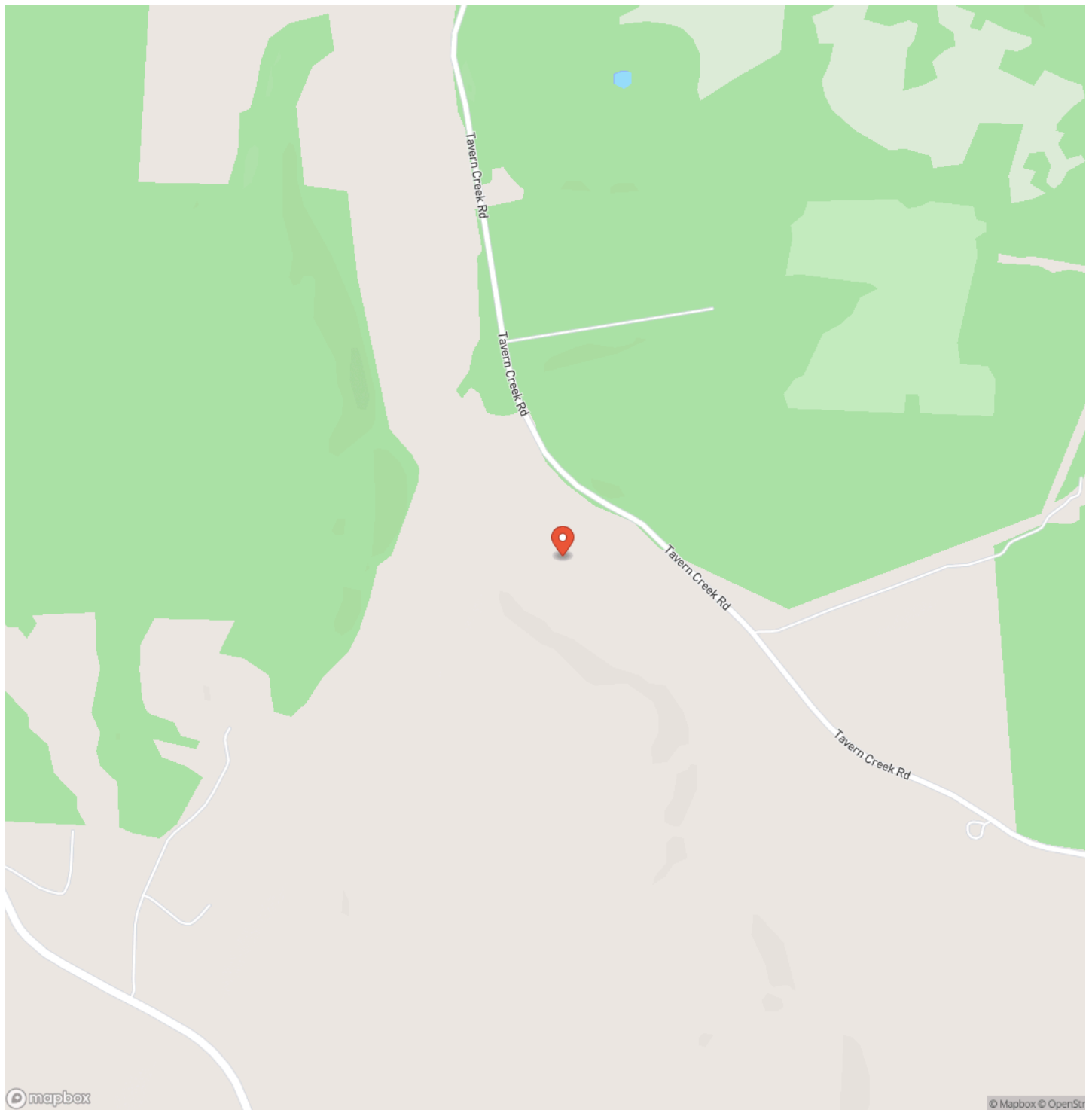
PROPERTY DESCRIPTION

170ac +/- with live water, pasture and woods for sale in Miller County, Missouri - Located Southeast of Iberia on Tavern Creek Road, this rolling Ozark ground boasts approx. 1300ft of live creek bubbling flowing gently along the edge of the meadow. Mature hardwoods with the occasional pine stand cover the ridges and draws, providing an excellent variety of bedding and habitat for the abundance of wildlife that make this their home. Wild turkey and whitetail deer are plentiful, as this farm has not been hunted in many years. Enjoy approx. 23 acres of hay pasture, while an additional 6 acres could be reclaimed for additional grazing duties, or converted into a productive food plot. Electricity runs through the meadow and there are multiple options for building sites scattered throughout the landscape, offering opportunities for a home place or a hidden getaway. Bottomland soils are gravel and silt loams. Part of a larger parcel - final acreage to be determined by a survey.

170 ac with live water, pasture and woods for sale in Miller County, Missouri
Iberia, MO / Miller County

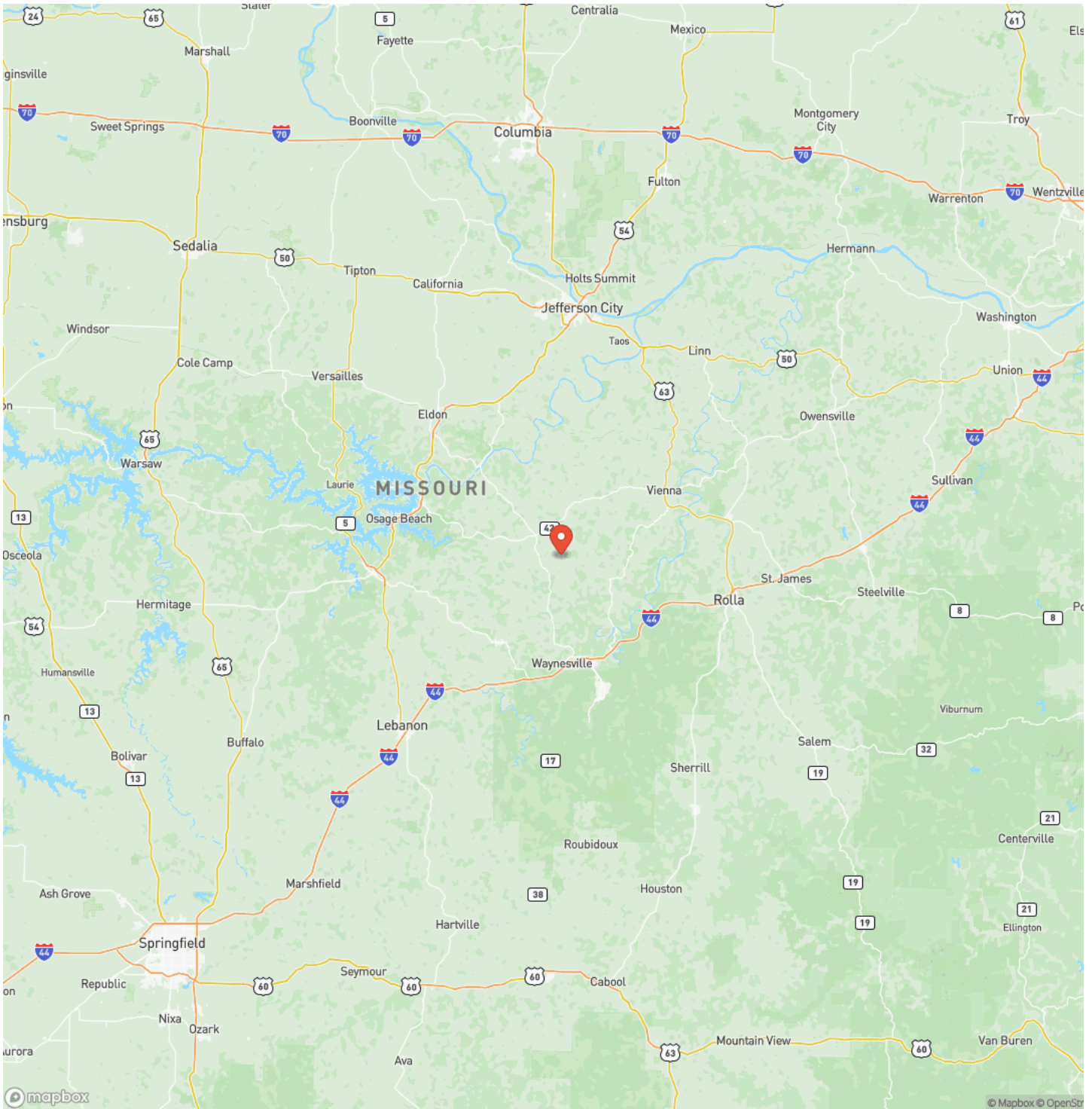


Locator Map



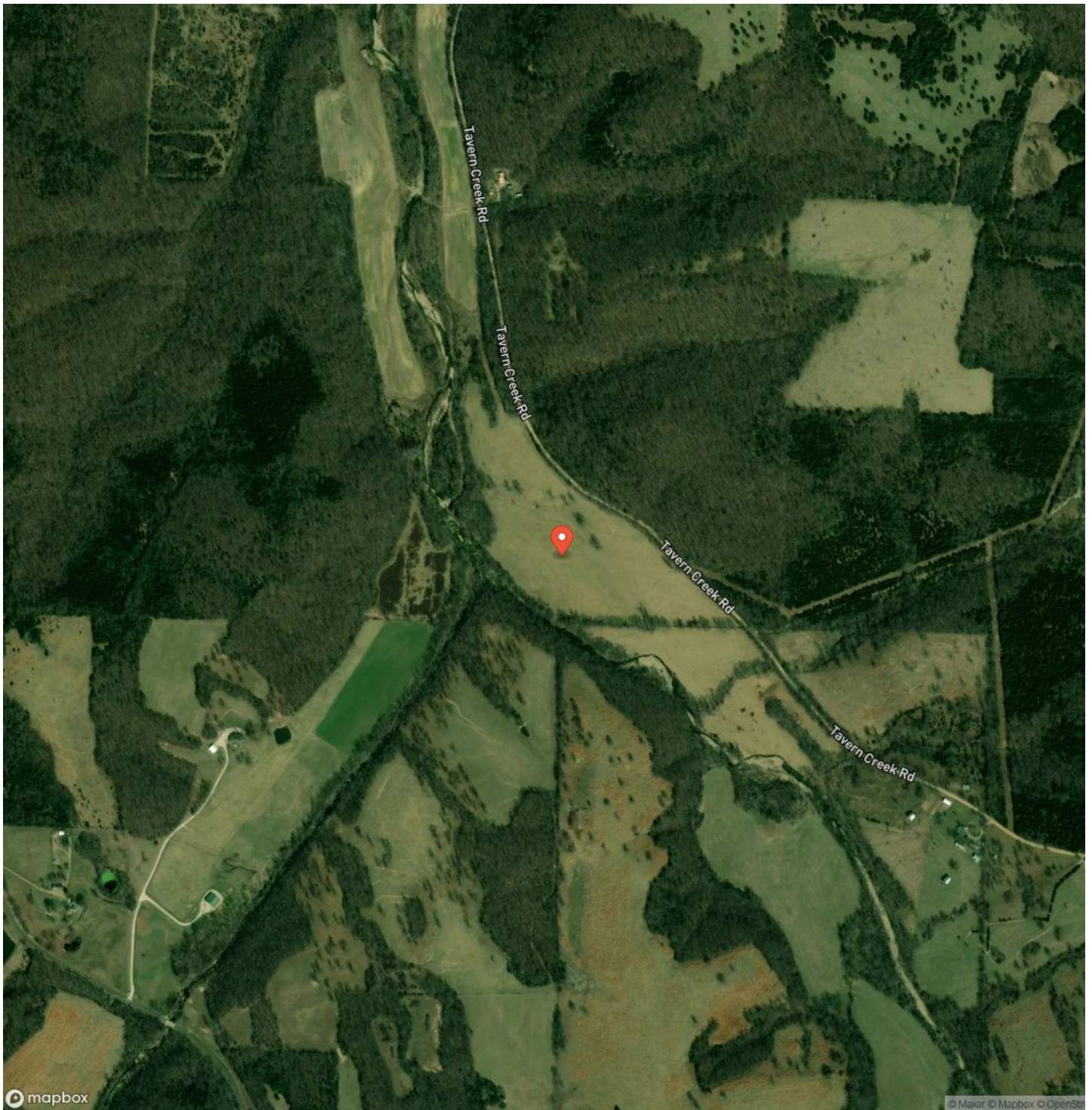
170 ac with live water, pasture and woods for sale in Miller County, Missouri
Iberia, MO / Miller County

Locator Map



170 ac with live water, pasture and woods for sale in Miller County, Missouri
Iberia, MO / Miller County

Satellite Map



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
<https://mossyoakproperties.com/>
