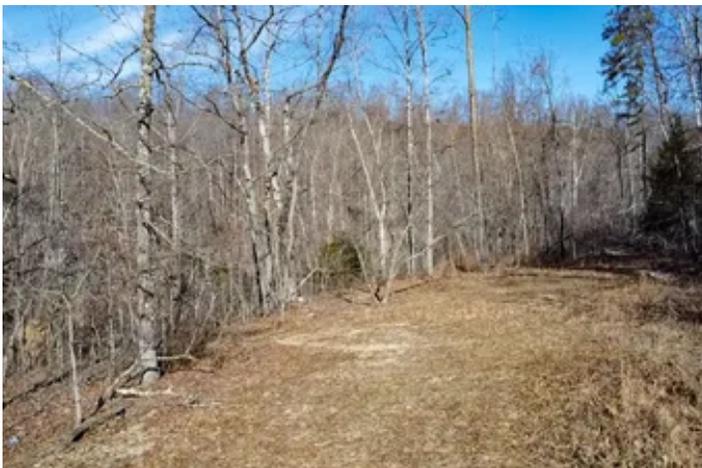
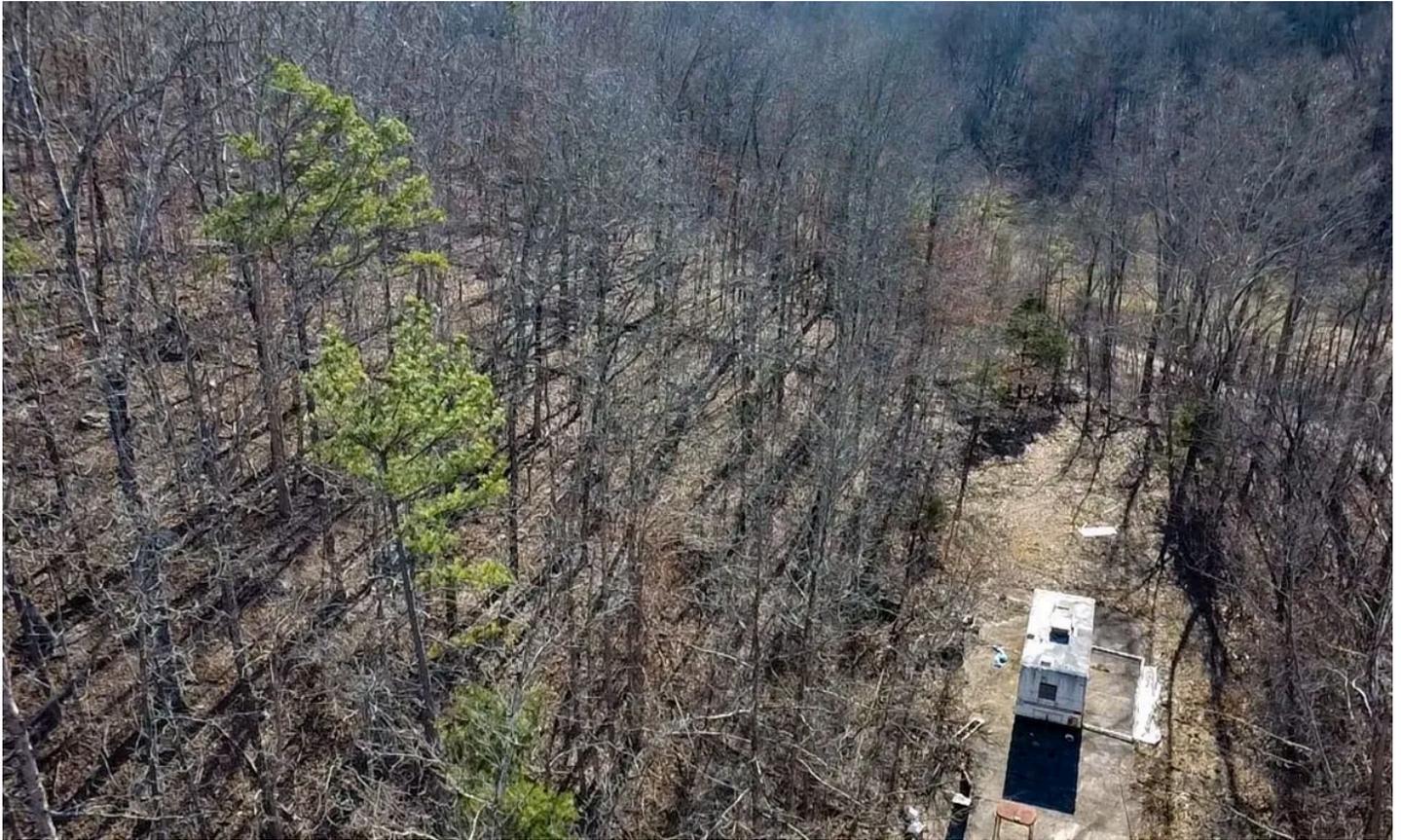


42+/- AC with Water, Pasture, and Privacy For Sale in  
Carter Co.  
TBD Carter D-304  
Van Buren, MO 63965

**\$200,000**  
42.8± Acres  
Carter County



**42+/- AC with Water, Pasture, and Privacy For Sale in Carter Co.  
Van Buren, MO / Carter County**

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**SUMMARY**

**Address**

TBD Carter D-304

**City, State Zip**

Van Buren, MO 63965

**County**

Carter County

**Type**

Farms, Hunting Land, Recreational Land, Lot

**Latitude / Longitude**

36.989008 / -91.013452

**Acreage**

42.8

**Price**

\$200,000



**42+/- AC with Water, Pasture, and Privacy For Sale in Carter Co.  
Van Buren, MO / Carter County**

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**PROPERTY DESCRIPTION**

Hard-to-find 42 +/- acres with water, pasture, and privacy; built for the outdoorsman and landowner alike. This property features two live springs, a well, and fenced pasture suitable for livestock or hay making this property well-suited for agricultural use or a working homestead. A hunting cabin with a bath, provides a solid base camp for weekends in the woods or seasonal use. Abundant wildlife, rolling terrain, and a prime building site make this an excellent choice for hunting, farming, or a private country homestead. Excellent building spot with plenty of room to roam, hunt, and enjoy the land.



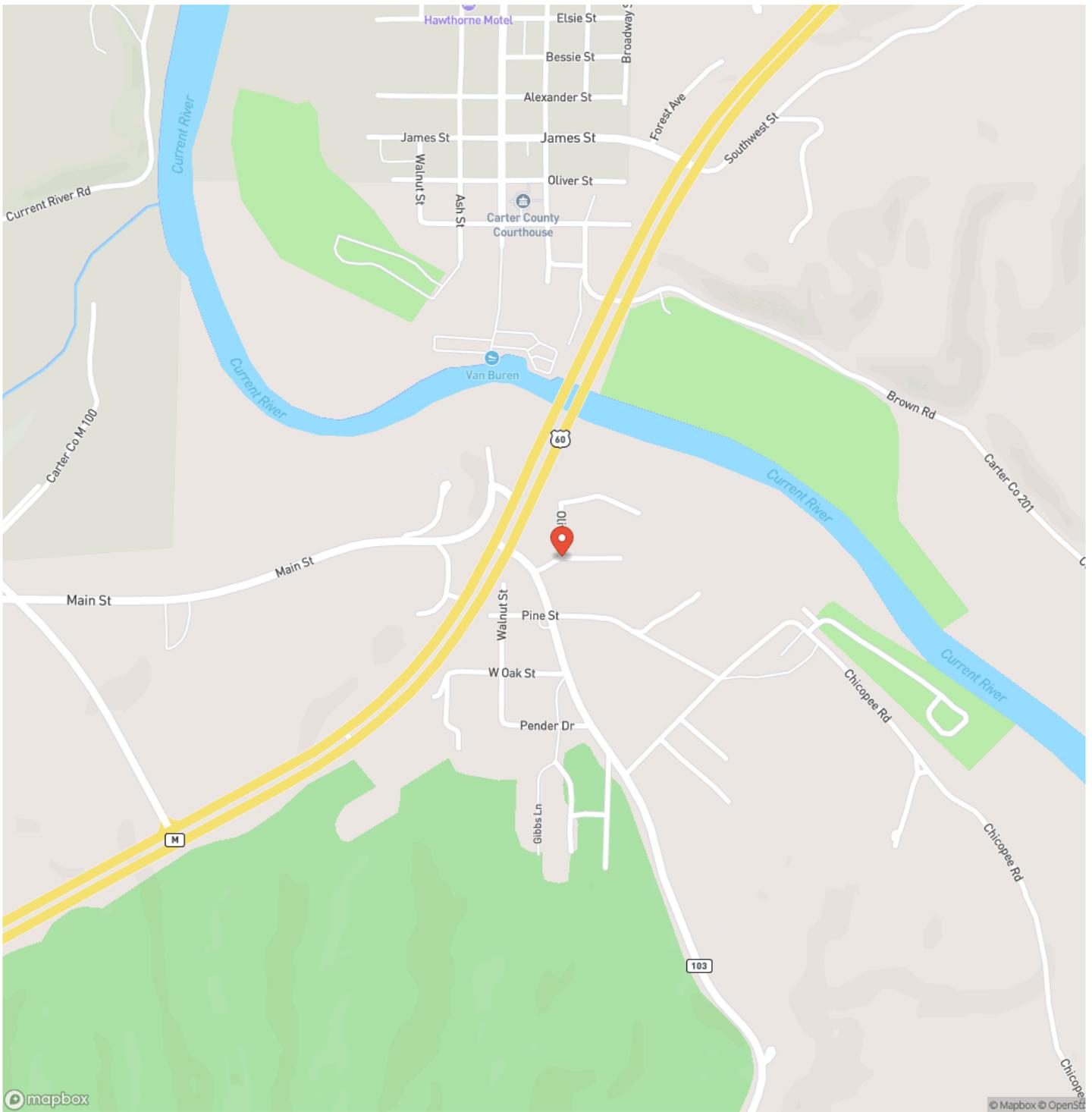
42+/- AC with Water, Pasture, and Privacy For Sale in Carter Co.  
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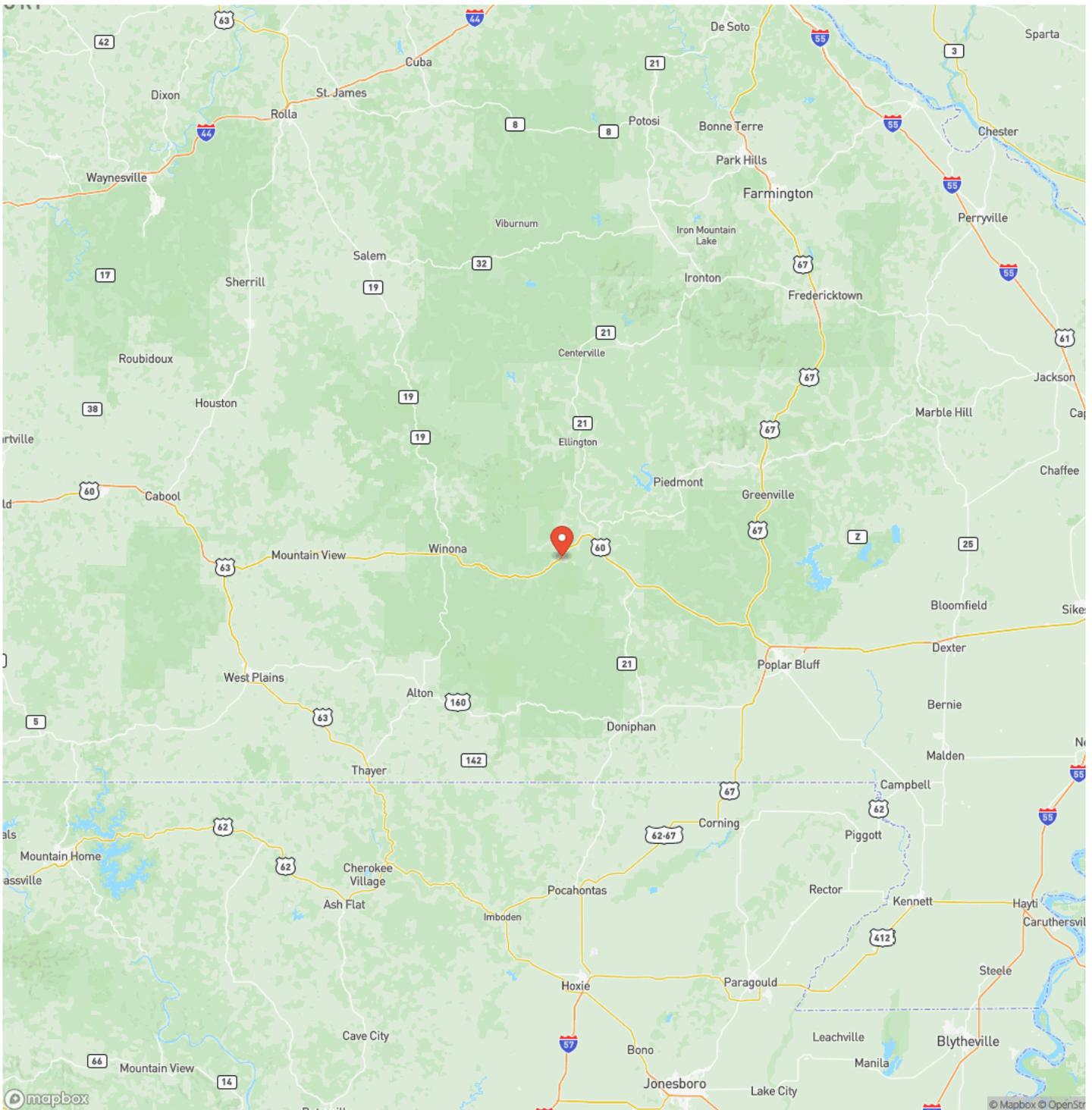
42+/- AC with Water, Pasture, and Privacy For Sale in Carter Co.  
Van Buren, MO / Carter County

## Locator Map



42+/- AC with Water, Pasture, and Privacy For Sale in Carter Co.  
Van Buren, MO / Carter County

## Locator Map



42+/- AC with Water, Pasture, and Privacy For Sale in Carter Co.  
Van Buren, MO / Carter 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.

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