



Ideal Homestead Opportunity on 8.5 Acres Near Pomme De Terre Lake—Hickory County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PRICE IMPROVED



PROPERTY ADDRESS:

27902 County Road 365L
Urbana, MO 65767

PRICE: \$119,900

ACRES: 8.5±

COUNTY: Hickory

PROPERTY HIGHLIGHTS:

- 8.5± M/L Acres
- 40'x 60' Shop
- 40' x 60' Lean-to
- 15 min to Pomme De Terre Lake
- 25 Minutes to Bolivar
- 50 Minutes to Springfield
- Great Homestead Possibility
- Water Well & Electric on Site

PROPERTY DESCRIPTION:

Situated just off of MO-HH, and a short 15 minute drive to the Nemo boat ramp on Pomme De Terre Lake, this 8.5-acre property in Urbana offers a fantastic opportunity for homesteading, recreation, or investment. With a little work, the fencing on the property could easily be suited for livestock or gardening. The property includes a 40x60 shop with concrete floors, drive-through doors, and a homemade wood-burning stove, plus an attached 40x60 lean-to for additional storage or workspace. An old home foundation remains on-site, and while a well is present, its functionality will need to be tested.

Surrounded by nature, this property is just half a mile from CORP land, providing excellent access to hunting, hiking, and outdoor exploration. Whether you're looking for a rural retreat, a place to build your dream home, or a recreational getaway, this location delivers. Conveniently situated 50 minutes from Springfield and only 25 minutes from Bolivar, you'll enjoy both privacy and accessibility. Plus, with Pomme De Terre Lake nearby, you'll have some of Missouri's best walleye and crappie fishing right outside your back door.



PRESENTED BY:

AGENT NAME

Land Specialist

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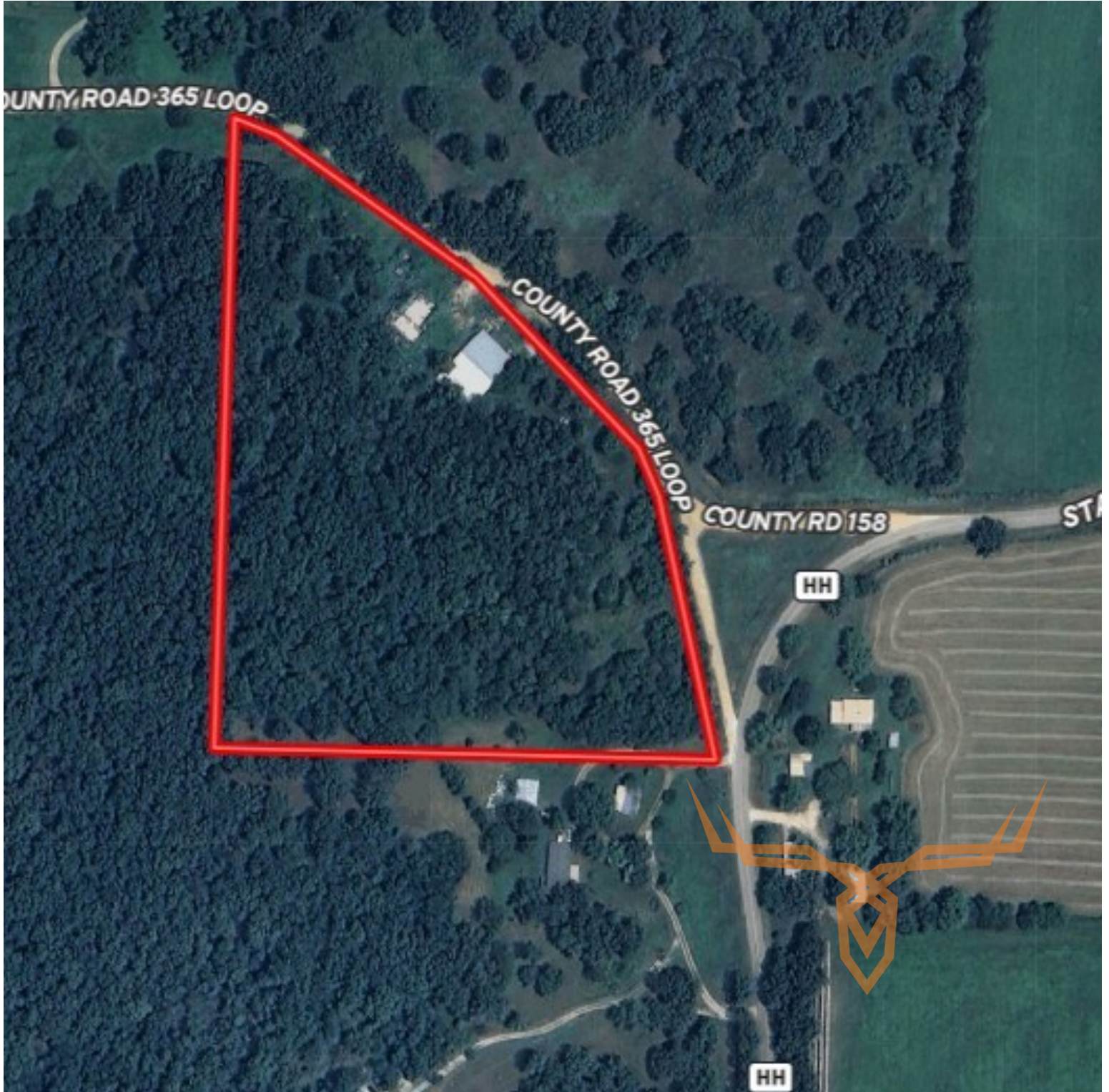
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals