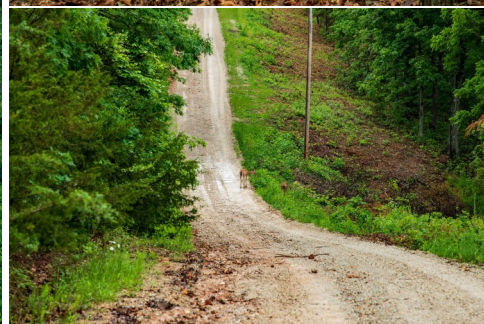


# 6.89± ACRE POMME DE TERRE RETREAT FOR SALE - HICKORY COUNTY

Trophy Properties and Auction • (855) 573-5263 • leads@trophypa.com • www.trophypa.com

**PRICE REDUCED**



**ADDRESS:** 00 Big Valley Drive, Urbana, MO 65767

**PRICE:** \$49,400

## PROPERTY HIGHLIGHTS:

- 6.89± deeded acres
- Mature Timber
- Abundant Wildlife
- Possible build site
- Dead-end road
- 10 minutes from Urbana
- 51 minutes from Springfield
- Electricity nearby
- 6.4 miles to Nemo boat ramp

## PROPERTY DESCRIPTION:

Situated on a 6.89 ± acres, this retreat is a thing of beauty for nature enthusiasts and outdoorsmen alike. The property features mature timber, creating an amazing landscape. Abundant wildlife roams freely, making it a perfect spot for nature watching or hunting. The property offers a possible build site, ideal for constructing a dream home or cabin. Located on a dead-end road, it promises peace and privacy, yet is conveniently just 10 minutes from Urbana, Missouri, and a short 51-minute drive from the bustling city of Springfield, Missouri. With electricity running along the front side of the property, the basics are in place to start planning and picking your build site immediately.

For those who cherish outdoor activities, the property is a mere 6.4 miles from the Nemo boat ramp on Pomme De Terre Lake. This area is renowned for excellent fishing, hiking, and hunting opportunities, thanks to the expansive Corp of Engineers land surrounding the lake. Whether you're casting a line, exploring the numerous trails, or hunting in the lush woods, the possibilities for adventure are endless. This retreat offers not just a private plot of land, but a gateway to a lifestyle filled with the beauty and excitement of the great outdoors.



**PRESENTED BY:**

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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