



51.09 Acre Undeveloped Recreational Land Crawford County Missouri

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PROPERTY ADDRESS:

12 Berryman Cutoff Road
Steelville, MO 65565

PRICE: \$99,900

ACRES: 51.09

COUNTY: Crawford

PROPERTY DESCRIPTION:

51.09 surveyed acres in Crawford County Missouri is a blank canvas for someone looking to create their own get-away near Steelville, MO. The south end of the property borders Mark Twain National Forest, so this property could be a private gateway to explore thousands of acres of public land in the beautiful Ozark Hills. The property had a selective timber harvest a few years ago. It was done in a responsible manner and the downed tops are providing great cover for wildlife. There are several open areas for small food plots. There are also two running streams on the property. Food, cover, and water are the essential ingredients for holding wildlife, and this small tract has all of them.

There is more than one entrance to the property off of Berryman Cutoff Road, so you can access from the east side or the west side. Just a few miles away is the Huzzah River landing for summer time enjoyment. There is also great trout fishing in the area at Westover Trout Farms.

The possibilities are endless, and all of this for less than \$100,000. If you have been looking for an entry in to owning your own recreational property this is your chance to live the lifestyle!

PROPERTY HIGHLIGHTS:

- 51.09 surveyed acres
- Borders Mark Twain National Forest
- Positioned between the Huzzah and the Courtois Rivers
- Approximately one hour from St. Louis.
- Hunting, floating, camping, residential site.
- Fenced
- Multiple access points from Berryman Cutoff Road



PRESENTED BY:

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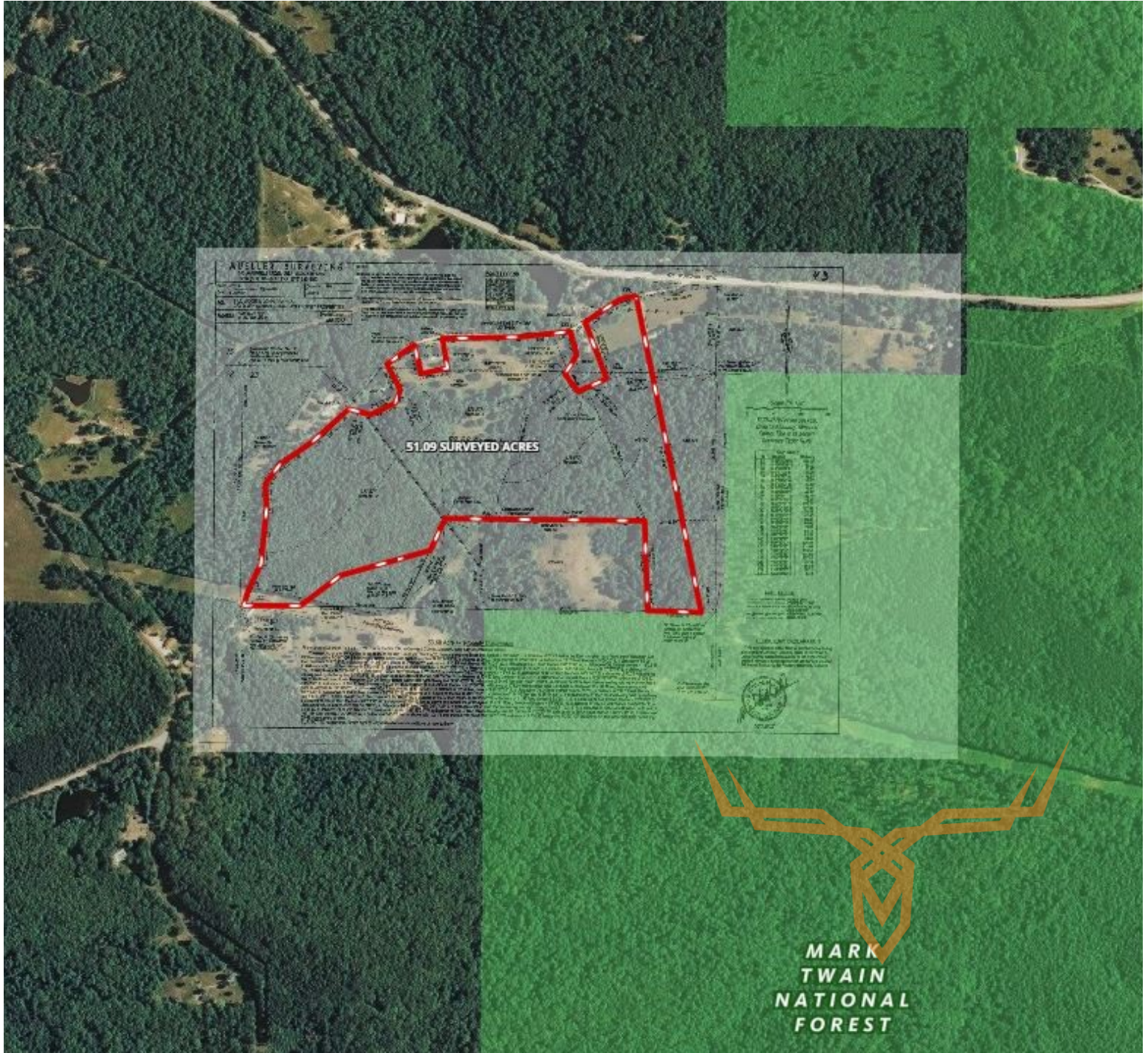


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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$22
TAX YEAR: 2017

