

Prime Central Missouri Hunting Ground For Sale

www.TrophyPA.com • 855.573.5263 • leads@trophyhypa.com



PROPERTY ADDRESS:

00 Hwy Z
 Bland, MO 65013

PRICE: \$542,000

ACRES: 278

COUNTY: Maries

PROPERTY DESCRIPTION:

278+/- acres of prime central Missouri hunting ground for sale loaded with big timber and just minutes from the Gasconade River Valley. This rare large acreage tract in Maries County would make a perfect recreational property or primary residence. Nearly 273 +/- acres are entirely wooded and has never been logged to the owner's knowledge; let me tell you there is some big timber on this property!

There are multiple building sites for homes, buildings, and lakes. Two gated entrances off of state Hwy Z gain you access onto two main roads through the property that are large enough for trucks and equipment. Beyond the two main roads there is a great trail system for ATVs winding through all the timber and cedar pockets. Towards the back end of the property there is an open hayfield surrounded by woods and a live water creek. Words cannot describe the potential that field has for a large food plot and every time I've been in the vicinity it has been whitetail and turkey madness. The large creek bottom on the property has year round water and is loaded with cover. This rare large acreage tract has endless possibilities, potential for big timber income, and is still close to all the amenities you could possibly need. Don't miss out on this opportunity of a lifetime!

PROPERTY HIGHLIGHTS:

- Excellent hunting
- Privacy and seclusion
- ATV trails and roads throughout the property
- Rolling terrain with funnels and pinch points
- Live water creek
- Possible income from timber
- Multiple building sites



PRESENTED BY:

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

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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: \$138

TAX YEAR: 2017

