



BIDDING ENDS WEDNESDAY, MARCH 2ND AT 10:00 AM  
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### PROPERTY ADDRESS:

00 Hwy 83  
 Warsaw, MO 65355

**ACRES:** 119.64  
**COUNTY:** Benton

### PROPERTY DESCRIPTION:

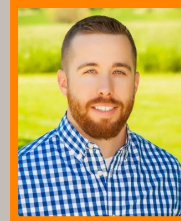
I decided to sell this property which has been in my family for 100 years. I inherited it from my parents who inherited it from my grandparents. I would like someone to use it and enjoy it like we have for many years to come.

**Open House Saturday, February 19<sup>th</sup> 9 AM to 11 AM.**

Close to both Truman Reservoir and The Lake of the Ozarks, this 119.64 surveyed acre property is secluded and perfect for the weekend hunter or the recreationist looking to have a weekend spot for their camper. The property also hosts potential build sites for a weekend cabin or home. The property contains nice hardwood ridges with south facing slopes and multiple draws. Strong deer sign was observed while walking the property as well as a nice rafter of turkeys. The property is accessed by a private road and surrounded by other private property giving it plenty of seclusion.

**Tract 1:** These 22.12 gently rolling surveyed acres are conveniently located 12.5 miles from Warsaw, 115 miles from Blue Springs, and 131 miles from Columbia. This tract consists of a nice hardwood ridge and a wooded draw running from the southwest to the northeast. With gentle topography at the top and views of the surrounding Ozark hillsides this would be a perfect spot to build a cabin or have a permanent weekend camper spot. With the surrounding private properties and the seclusion it provides, this is the perfect small tract hunting option for someone looking for a smaller piece of land.

**Tract 2:** These 97.52 gently rolling surveyed acres are conveniently located 12.5 miles from Warsaw, 115 miles from Blue Springs, and 131 miles from Columbia. This tract consists of several nice hardwood ridges, timbered draws and south facing slopes. Some very large buck rubs were viewed in the middle of this tract and a nice flock of turkeys on the western end. If you are looking for a nice sized piece of weekend hunting close to some of the best fishing lakes in the country this tract would suit you well.



### PRESENTED BY:

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