



Your Ideal Getaway Awaits with a 5± Acre Oasis in the Heart of the Ozarks—Pulaski County

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

12960 Canyon Road
Dixon, MO 65459

PRICE: \$97,400

ACRES: 5±

COUNTY: Pulaski

PROPERTY HIGHLIGHTS:

- 5± Scenic Acres
- 30' x 50' Building
- 3-Bed/2-Bath Rough In
- Private Well
- Electric & Septic
- Finish/Building Materials
- Close to Rivers/Parks
- Close to Mark Twain National Forest

PROPERTY DESCRIPTION:

Here's your chance to own a versatile 5± acre property near Dixon, Missouri. You're not far from the scenic Gasconade and Piney Rivers, a few of Missouri's finest destinations for fishing, floating, and outdoor recreation.

At the heart of the property sits a 30' x 50' metal building, roughed in to become a 3-bedroom, 2-bathroom home. Approximately halfway completed, it's primed and ready for your custom finishing touches to make it your own. The groundwork is already in place with plumbing stubbed in, a private well drilled, an existing septic system, and electric wiring run. Electric service is available to drop in and then you're on your way. To make the finish-out even easier, many materials are already on-site, including windows, doors, and drywall.

Whether you're dreaming of a shouse or barndo-style residence, weekend retreat, or income-producing investment, this property delivers flexibility and potential. There's plenty of space surrounding the building for additional outbuildings, a garden, and recreational use.



PRESENTED BY:

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PROPERTY DESCRIPTION (cont.):

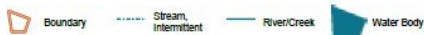
The land is mostly wooded, with a mix of cedar and hardwoods, and is alive with wildlife. Multiple deer trails cross the property, making it easy to homestead and harvest a few deer and small game right on your own land. If more hunting is desired, you are just north of thousands of acres of Mark Twain National Forest, offering some incredible hunting opportunities.

This property is a great fit for a homesteader, weekend warrior, or investor seeking a customizable rural escape with existing infrastructure. Don't miss this opportunity to create your own little haven in the Missouri Ozarks.

For more information or to schedule a visit call or text Justin Swast (314) 805-0202.

Pulaski 5 Canyon Road

Pulaski County, Missouri, 4.97 AC +/-



Justin Swast
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id. The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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