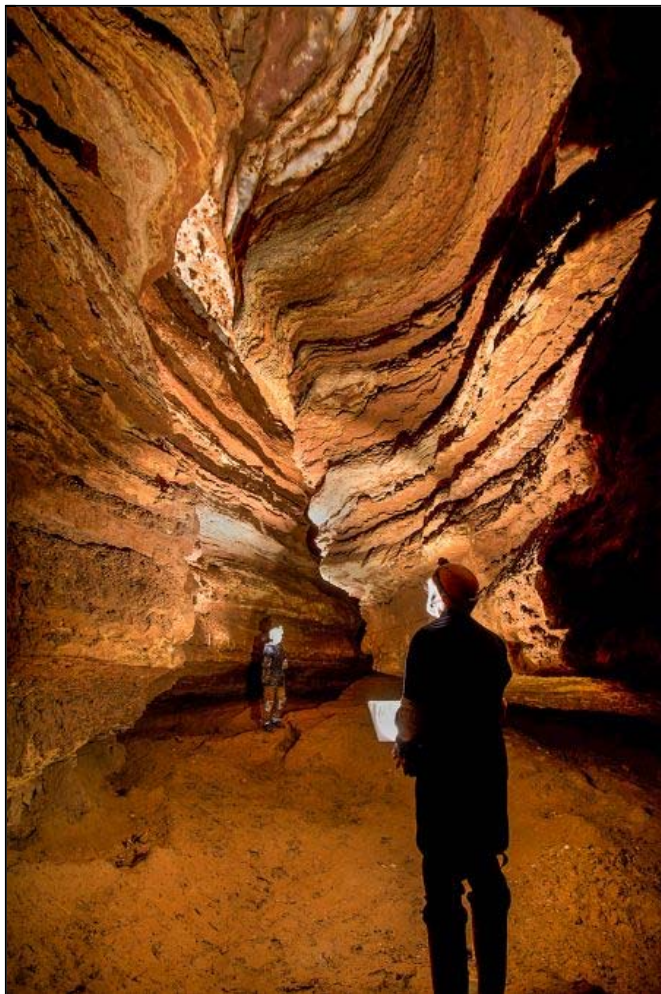
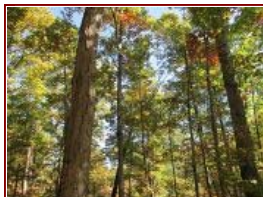


**OZARK COUNTY REALTY P.O. Box 74 Theodosia, MO. 65761 1-417-273-2290**  
Email us: [ozarkcountyrealty@gmail.com](mailto:ozarkcountyrealty@gmail.com) Call Us Toll Free 1-855-273-2290

**LISTING #390... \$200,000 42 ACRES WITH A CAVE FOR SALE!**

School: Lutie      Acres: 42, m/l      Taxes: \$16.26



## **SPELUNKER'S DREAM!!!**

If you love exploring caves, why not own one of your own? This pretty 42 ac m/l has lots going for it even without the cave. The level to rolling terrain has some pasture with 1 older pond, pretty woods, with lots of big oaks, and a great location about 8 miles from Theodosia, MO and Theodosia Marina, about 5 miles from Bull Shoals Lake at the end of NN Hwy.

These 42 acres are located on paved road less than 2 miles from the lake at the end of Co Rd 634. Level to rolling hills with some pasture, lots of pretty trees, and several great building sites that take in the beautiful countryside view. There is 1 older pond that need some improvement. The cave of course is the most unique feature of this property. The entrance as shown in the pictures is a little steep. Once inside there are sections that you can walk and the ceilings are fairly high, and there are sections that you have to crawl through. A unique property perfect for building your full time, or vacation home. Please call us if you have questions regarding the cave, or the land.

**Due to the sensitivity of the cave, the owner requires that any prospective buyers wanting a tour of the cave must be accompanied by a member of the Springfield Plateau Grotto of the NSS. Contact Ozark County Realty, LLC. for the information.**