

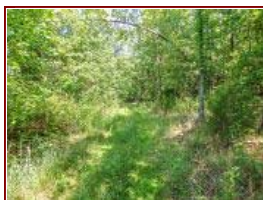
OZARK COUNTY REALTY P.O. Box 74 Theodosia, MO. 65761 1-417-273-2290

Email us: ozarkcountyrealty@gmail.com Call Us Toll Free 1-855-273-2290

LISTING #394... \$249,900 HUNT, FISH, HIKE & EXPLORE

153 ACRES OF WOODS AND WATER, ELECTRIC SERVICE AND WELL AT BUILDING SITE OVERLOOKING LAKE

Type: Land/Acreage School: Gainesville R-V Acres: 153M/L Taxes: \$48.56 Annual



153 acres, m/l, of mostly woods with ATV trails, wildlife food plot and your own private lake that is about 3 acres in size. There are also 2 other ponds. A water well and electric service are in at a site looking over the lake. A little brushhogging and mowing would make it like a park right down to the waters edge. There are no restrictions on this land so you can camp, park an RV, build a small cabin or a permanent home. Dip a line in the small lake and catch your own fish for a fish fry. Deer and turkey are abundant... so are the fish. Complete privacy and quiet but you are only about 5 minutes from town services in Gainesville. You're also only about 20 minutes from either Bull Shoals Lake or Norfolk Lake but you might not feel the need.