

YOUR LAND AND FARM EXPERTS!

Morgan Co- 4.56 Acres

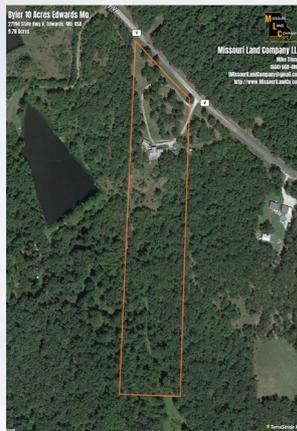
\$17,500



Wooded ground just minutes from the Lake of the Ozarks. This land is ready to be turned into the perfect weekend getaway or home, and being located less than ten minutes from the nearest boat ramp, it also boasts easy access to one of Missouri's greatest lakes. It has not been logged and features some excellent mature timber. The property also has two wet weather creeks adding to the unique beauty of the place. There is electric available on its gravel road frontage. Don't miss out on your opportunity to own some beautiful land right by the lake. **Call or email Seth Holt at (816)-447-4660 or sholt@missourilandco.com with any questions or to schedule a showing.**

Benton Co- 10 Acres

\$125,000

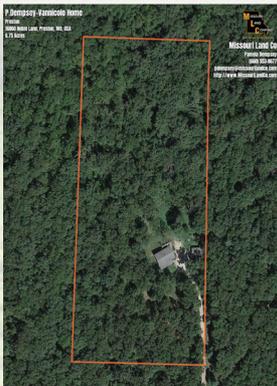


TO NO FAULT OF THE SELLER-NOW BACK ON THE MARKET! Another Benton county hobby farm sitting on 10 acres. Property has some pasture & good timber for hunting. Tons of deer in this area. House is a 3 Bed- 2 BA. Sitting over a partial finished basement, with a little work downstairs and upstairs, this will make a good place for your next house. Nice huge back deck overlooking an open area that deer are sure to visit in the evenings. Nice enclosed front porch as well. Two car garage just off the house. Circle driveway is easy to get in and out. Highway frontage but house sits back far enough for privacy. It won't last long at this price. **Call Mike Stoner at 573-774-9775**

Hickory Co-6.25 Acres

\$275,000

The epitome of peace and quiet is waiting for you at the end of Noble Lane in Preston, Missouri! This property offers it all from an updated 4 bedroom 3 bathroom home, a shop, garden and chicken space, almost 7 wooded acres, a spring/creek, and loads of wildlife all at the end of a private road where privacy and seclusion will await you at the end of a long, stressful day. As if all of that isn't already perfect enough, Little Niangua flows through the adjacent property and Mule Shoe Conservation Area is just 12 miles away. There, you will find over 2,700 acres to explore, camp, fish, and hunt on!! The home is located in a historic area that was once known as Almon and was complete with wagon trails, an old post office, a cemetery, a schoolhouse, and a few stores. Much of the history can still be seen in the homes that remain in the area. Let's dive into the details found on this unique piece of property: 4 bedroom 3 bath home. You'll love the ample outdoor space available on the front and back decks of the home complete with a ramp making access to the front door a breeze. Upon entering the living area you'll be immediately drawn to the cozy comfort of the seating area around a wood-burning fireplace. This seamlessly flows to the open, airy kitchen complete with vaulted ceilings and a skylight. All the natural light streaming in makes this kitchen a bright, happy place to make memories of family dinners. You'll appreciate the beauty of the new granite countertops and drop-in sink with faucet options for filtered or straight well water! Off one end of the kitchen, you will find the main bathroom with a beautiful custom tile shower and unique antique medicine cabinet and towel racks. This end of the home also provides two nicely sized bedrooms each with stunning views of the woods outside. Off the other side of the kitchen, you'll fall in love with the master suite. The room is spacious with beautiful views of the flower beds outside and leads into a master bath that looks like it could be straight out of a magazine. The custom-tiled, walk-in shower will invite you in to enjoy both a standing or sitting shower head. There's also a double vanity and a beautiful, open tub for soaking in. As you make your way to the basement, you'll be delighted to find an open space ready for you to complete to your satisfaction. The whole house water filter, water heater, water softener, and furnace complete with humidifier are all conveniently located here for easy access. There is also a fourth non-conforming bedroom with its own bath which also boasts gorgeous, custom tile work. Outside, a detached shop with lean-to will provide a wonderful space for you to park your equipment and house your tools. There is electricity in the shop, so you'll be free to work well into the dark where you can be inside and out of the elements. Just beyond the shop, you'll find some garden beds that have produced well for the owners for several years, as well as a chicken coop with outside nesting box access. For small animals, there's already a fenced enclosure and pig hut in place! Beyond all of this, you'll find yourself on a nicely trimmed walking or 4-wheeler path that meanders through the beautiful woods and leads down to a spring and creek. When the water is running, it makes the perfect location to spend an afternoon picnicking and listening to the soothing sounds of the babbling water. This is a very special place, so don't miss out on your chance to snatch it off the market. Your forever is awaiting you! **Call Pamela Dempsey today at 660-553-8677 to schedule a private showing.**



MISSOURI LAND COMPANY

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