

148 ACRES+/-

DOUGLAS COUNTY, MO



Listing Price \$214,600 or \$1,450 per acre

#1914 Farm

PROPERTY DESCRIPTION

Great habitat makes for great hunting and this piece has it all! The mixture of pines, hardwoods, and grass make for a good diversity of cover, while the live water, the pond, and the spring make sure that there is plenty of water, and the centrally located food plot combined with the mast crop provided by the mature oaks ensure that there is enough food to hold a lot of deer and turkeys. If you combine that with the access off of a blacktop highway and the convenience of being 20 minutes from Mountain Grove and just 1.5 hours to Springfield then this piece checks all the boxes. This highly managed Ozarks gem will not last long so schedule your showing today.

PROPERTY FEATURES

- Great Highway Access
- Fenced on 3 sides
- Live Water, Pond, and a Spring
- Great Hunting Tract With Good Trail Camera Pictures
- Nice Green Food Plot with a Box Blind
- 20 Minutes to Mountain Grove
- Great Mixture of Pines, Hardwoods, And Grass For Excellent Deer and Turkey Habitat
- Plenty Of Mature Oaks To Provide A Great Mast Crop

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BRANDON JENNINGS

LANDPROZ AGENT
SOCIAL MEDIA DIRECTOR
TEAM RECRUITMENT
Lic. Missouri
816-456-8790
brandonjennings@landproz.com



LANDPROZ

BRIAN AUSTIN

LANDPROZ AGENT
Southern Missouri
Lic. Missouri
417-830-0925
brianaustin@landproz.com

