

YOUR LAND AND FARM EXPERTS!

Morgan Co-13 Acres

\$72,500



13+- Acres of Recreational Property with open build site for a dream home or hunting cabin over looking a gorgeous view of Haw Creek. This property checks all the boxes and is a turn key small acreage set up for someone wanting seclusion, live water, mature timber, open land for a build site, and great access off county road. Driveway was recently installed with new culvert last summer. Power goes through property and also has high speed internet . This property will not last long! If you are interested in setting up a private showing please contact Trenton Scott with Missouri Land Company @ (660)-351-3201 or (660)-668-4868. Thank you!

Morgan Co-12.07 Acres

\$47,500



This is a nice piece of property! 12 acres that has really good timber on it and lays on a private dead end road for not much traffic. Only a 1/4 mile off Hwy 135 just south of Stover 4 miles. There will be some really good hunting here, I jumped deer while walking the property. This area is known for lots of deer and turkey. It will make a great spot to build a home or cabin. Electric and high speed internet in front at the road. There is also a creek that runs on the property, pretty dry now but should have water in the wet times of the year. You do not want to wait long on this tract call Mike Stoner at 573-774-9775 Cell.

St. Clair Co-9.82 Acres

\$149,900



Come check out one of the better fishing and recreation properties I've ever listed. This place is a unique find that offers a nearly endless supply of entertainment and outdoor possibilities. Located in the historic township of Monegaw Springs, this property is overflowing with local lore and history. Monegaw Springs was a bustling community in the 1800s and was known to be frequented by many of the notorious gangs of the era, such as the James Gang and Younger Gang. It has since grown smaller and most of the area constituting the town has been converted into government owned corp ground along the Osage River, but the history and landmarks remain. If you enjoy hiking and exploring timber then this is the place for you. From the original piers belonging to the old wagon bridge, that are located on the property, to the caves and "Younger's Lookout", located at Monegaw Bluff just a short walk up a trail from the property, this place has all sorts of sights to be seen and memories to be made in the outdoors. Here is your chance to own a nicely maintained home on roughly 9+- acres bordered mostly by corp ground

or the river itself, with roughly 990 feet of river frontage. The home itself is a manufactured home on a permanent foundation that has been seamlessly added on to, making for a wonderful smaller home by the river. There is a large circle drive making it easy to pull a trailer on to the property. It has wood siding and a metal roof with newer gutters and gutter covers installed. There is also a huge covered front porch facing the river, making for some gorgeous evening views from the comfort of your own home. The home is a 2 bed, 1 bath with an attached garage/shop area. The kitchen features new laminate flooring, a double sink, and oven with range hood. The dining area and living room are located off of the front porch and feature a wonderful view through all of the windows. There are two bedrooms located next to each other with a hall closet in between them. Both bedrooms have their own closets and built-in wall shelf. Located opposite the bedrooms is the newly redone bathroom with new laminate flooring, a tiled walk-in shower, and vanity. One of the better features of the house, in my opinion, is the office area, which could serve as a third nonconforming bedroom, and features an amazing view of the yard and river. There is an extra large single car garage with a nice sized work shop located off of the office. It features built in shelving and storage, with an electric garage door opener. There is also a carport beside the garage, so there would be plenty of room to store a side-by-side or boat for cruising along the river or driving up to the bluff. The property also has an outdoor fish cleaning station in the back yard for all those fish that are sure to be caught here, with the river frontage, you can pull your boat right up to the property and haul the day's catch directly to your house. This property is the perfect place to retire to or work from home at. It would even make a great getaway location. If you enjoy the outdoors, then this property has something to offer to you. Better check it out before it's gone! There are not many waterfront places available in this price range and it is sure to be sold soon. Contact Seth Holt at 816-447-4660 or sholt@missourilandco.com for more info or to schedule a showing today!

**MISSOURI
LAND
COMPANY**

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