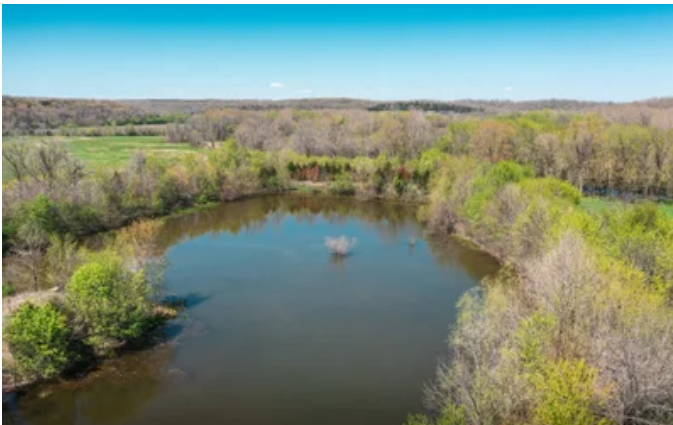


**Gasconade Oasis at Adam's Ford**  
TBD Dawn Road  
Falcon, MO 65470

**\$399,000**  
74± Acres  
Laclede County



## Gasconade Oasis at Adam's Ford Falcon, MO / Laclede County

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### **SUMMARY**

**Address**

TBD Dawn Road

**City, State Zip**

Falcon, MO 65470

**County**

Laclede County

**Type**

Farms, Hunting Land, Recreational Land,  
Riverfront

**Latitude / Longitude**

37.631101 / -92.33094

**Acreage**

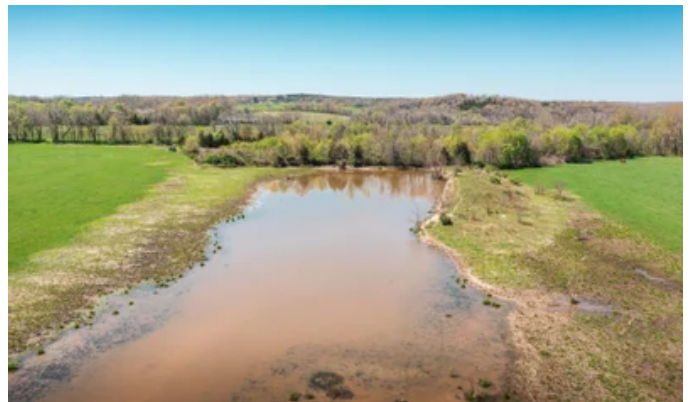
74

**Price**

\$399,000

**Property Website**

<https://livingthedreamland.com/property/gasconade-oasis-at-adam-s-ford-laclede-missouri/35985/>



**Gasconade Oasis at Adam's Ford**  
**Falcon, MO / Laclede County**

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**PROPERTY DESCRIPTION**

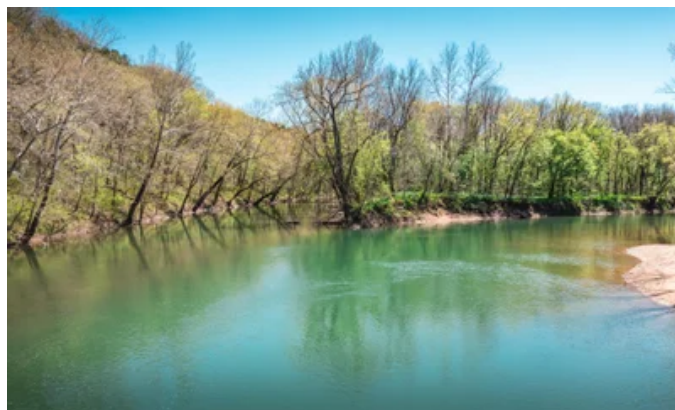
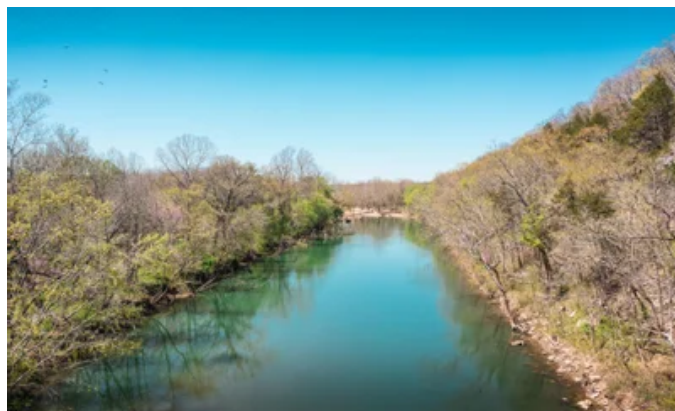
Located in Laclede county Missouri In the heart of the Ozarks 74 acres with Unforgettable features and many potential income and recreational opportunities. Water is abundant here with roughly 3 acres of lakes between the smaller one and the larger horseshoe lake, Also we have a 1 acre oxbow in the timber that fluctuates seasonally. The most incredible feature is the nearly 1/2 mile of pristine Gasconade river frontage. Enjoy summers on your own private gravel bar or capitalize on the great fishing/hunting and floating that the Gasconade offers. This Property Has an old deer camp with electric and well. This property is loaded with deer and turkey and geese can be seen on the ponds most of the year as well as other migrating waterfowl. Nearly 45 open acres of mostly tillable fertile ground.





## Gasconade Oasis at Adam's Ford Falcon, MO / Laclede County

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## Locator Maps



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Aerial Maps



**Gasconade Oasis at Adam's Ford  
Falcon, MO / Laclede County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Jeff Browning

**Mobile**

(417) 260-5176

**Office**

(855) 289-3478

**Email**

jwbrowning92@gmail.com

**Address**

26435 Sandbar Lane

**City / State / Zip**

Laquey, MO 65534

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**NOTES**

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**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## NOTES

[illegible]



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**

**515 S. Franklin St**

**Cuba, MO 65453**

**(855) 289-3478**

**<https://livingthedreamland.com/>**

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**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

