

70 on Bell  
TBD Bell Road  
Roby, MO 65557

**\$215,000**  
70± Acres  
Texas County



**70 on Bell**  
**Roby, MO / Texas County**

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**SUMMARY**

**Address**

TBD Bell Road

**City, State Zip**

Roby, MO 65557

**County**

Texas County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.506897 / -92.11931

**Taxes (Annually)**

45

**Acreage**

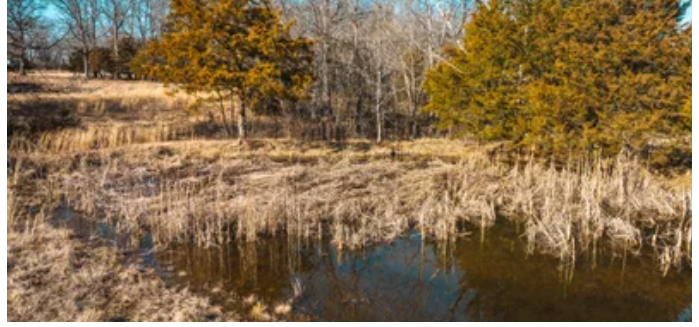
70

**Price**

\$215,000

**Property Website**

<https://livingthedreamland.com/property/70-on-bell-texas-missouri/37254/>

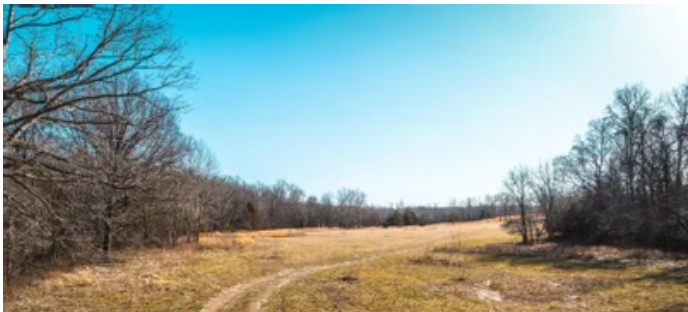


### **PROPERTY DESCRIPTION**

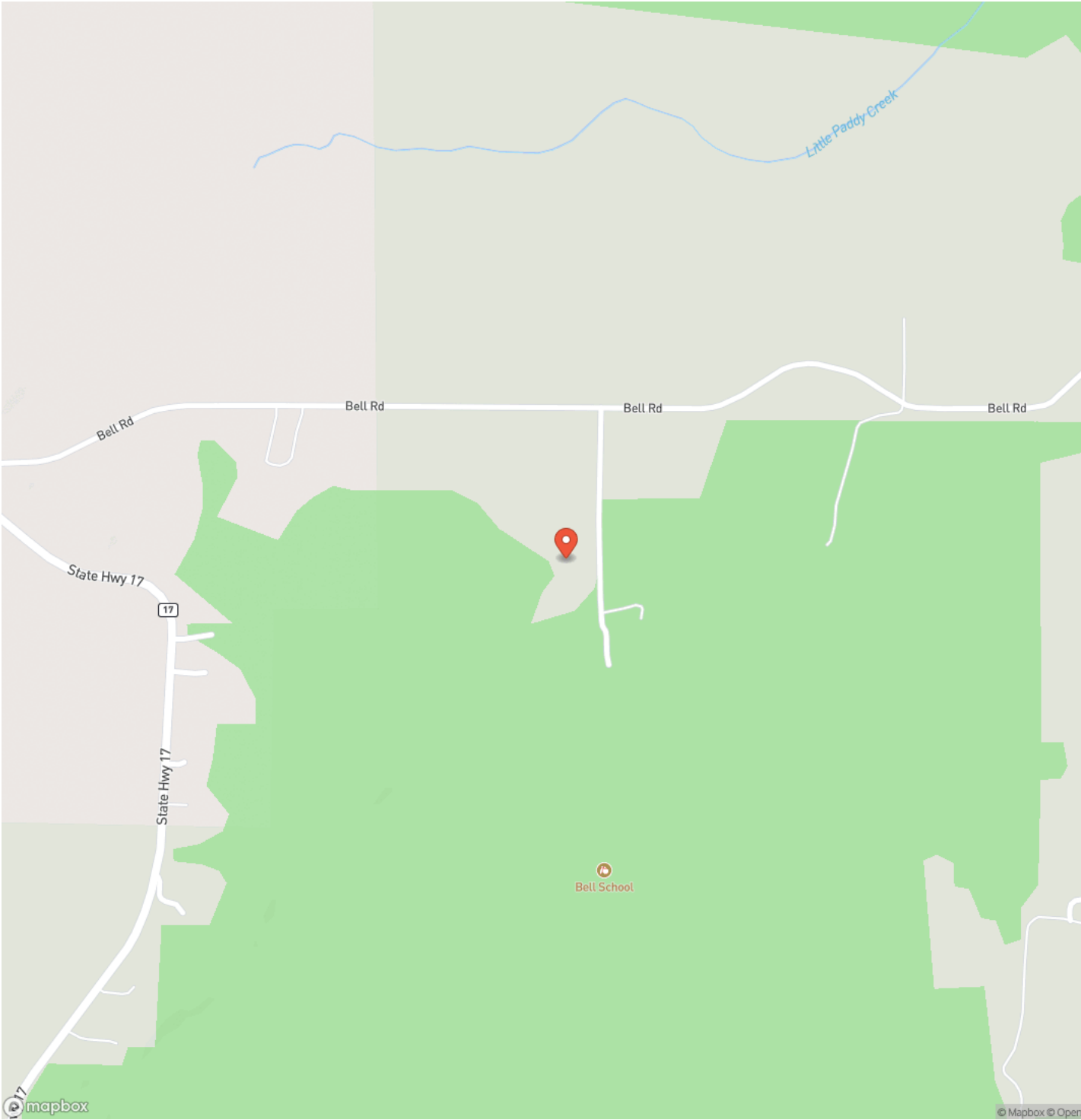
70 acres m/l located in Texas County, MO. Mostly pasture with some timber mixed in. 1 pond and a wet weather creek. Property has a new, portable 12x26' building purchased to be used as a cabin. Water and electric are near the cabin just not hooked up. Lots of potential for a small cattle operation and plenty of great building sites. Property also joins thousands of acres of Mark Twain national forest. Situated near Roby, MO with close proximity to Fort Leonard Wood and Big Piney river. Very common to see plenty of whitetail deer and turkey on this property!



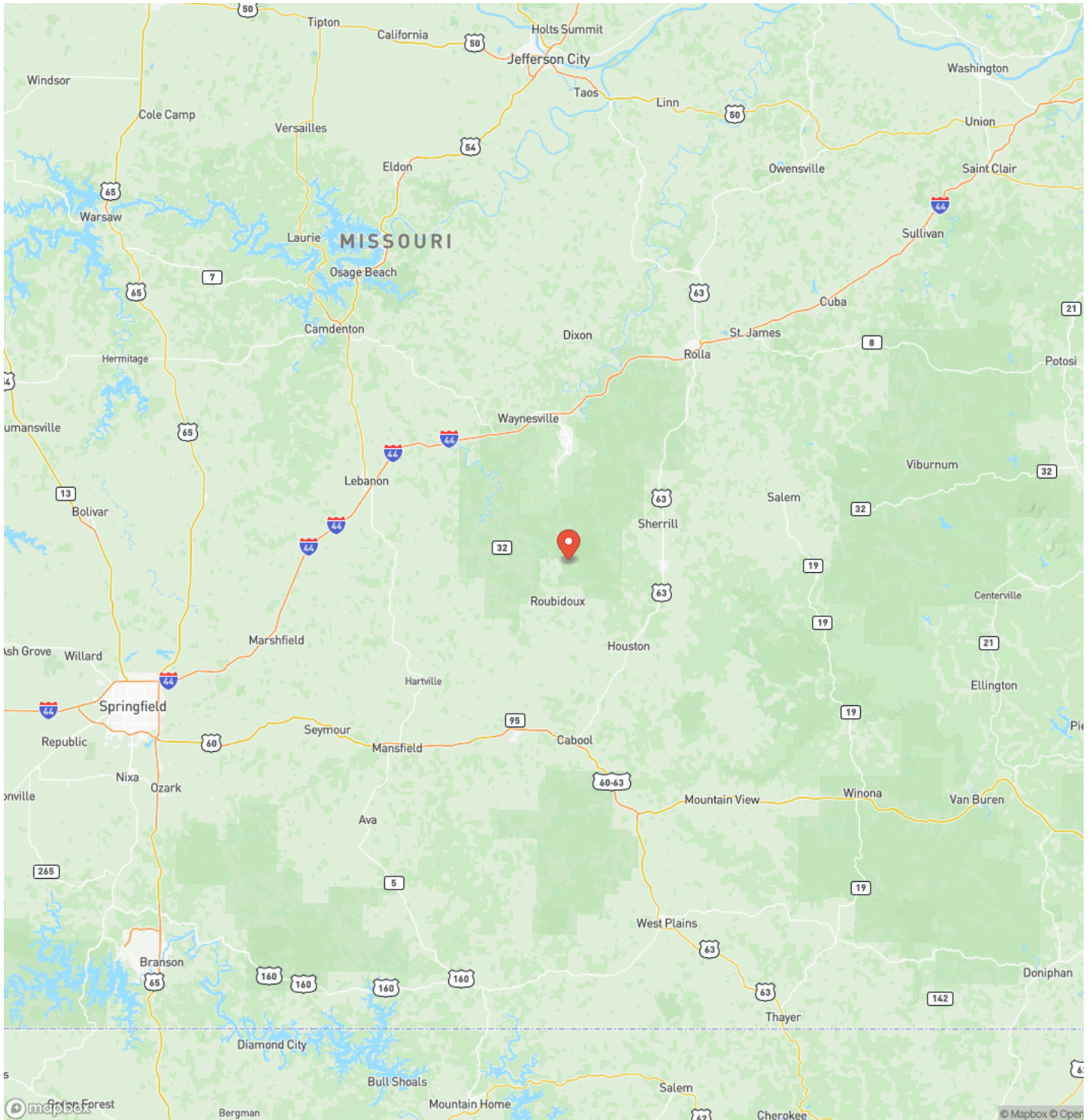




# Locator Map

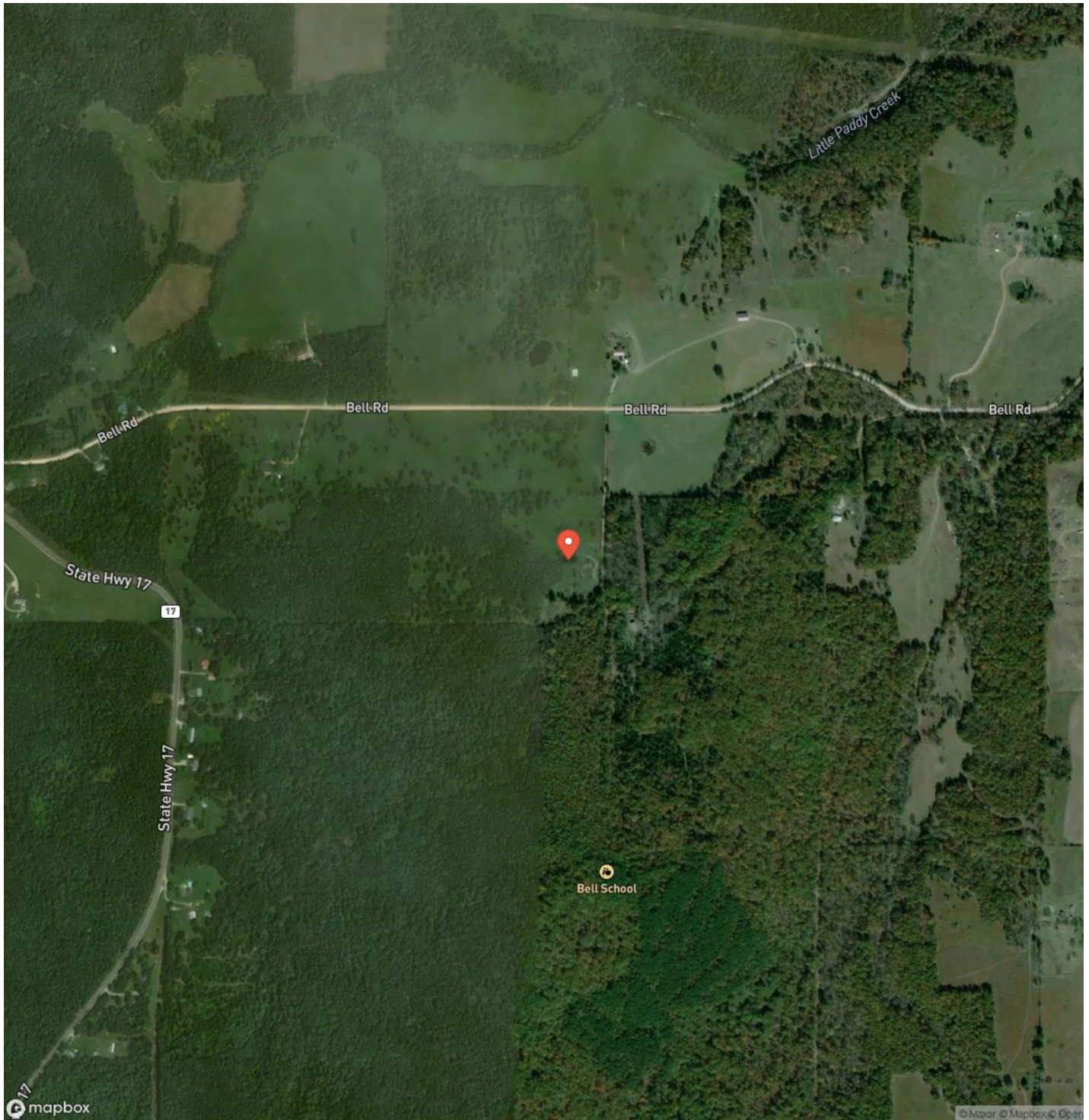


## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Wes Campbell

**Mobile**

(417) 818-1113

**Email**

wes@livingthedreamland.com

**Address**

8810 Highway E

**City / State / Zip**

Houston, MO 65483

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**NOTES**

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## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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

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<https://livingthedreamland.com/>

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**MORE INFO ONLINE:**

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

