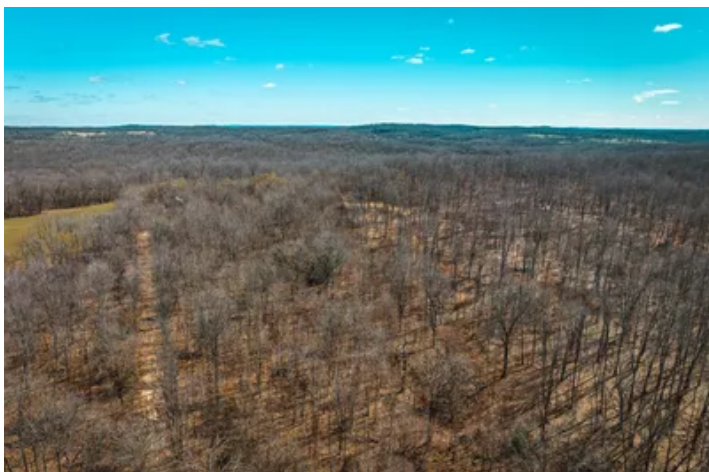


Booker Pond
County Road 202
Alton, MO 65606

\$168,000
80± Acres
Oregon County



Booker Pond
Alton, MO / Oregon County

SUMMARY

Address

County Road 202

City, State Zip

Alton, MO 65606

County

Oregon County

Type

Hunting Land, Recreational Land

Latitude / Longitude

36.667718 / -91.342

Taxes (Annually)

198

Acreage

80

Price

\$168,000

Property Website

<https://livingthedreamland.com/property/booker-pond-oregon-missouri/38203/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Driving down a quiet county road outside of a small country town, where one white farmhouse leads to another, one can get lost in the beauty of things. Sea's of freshly cut hay reach into the horizon as the smell swirls through the open windows in the truck. You come up on a slow moving tractor and maneuver around as the farmer raises his hand to say hello. A sharp turn in the highway indicates the nearing of your road, you turn in and immediately the sound of crunching gravel under the tires fills your ears. The shaded narrow road is a welcome feeling, you're almost home. Located near the sleepy small town of Alton, Missouri, Booker Pond is an 80 acre parcel that sits back off the corner of County Road 202. Mostly timber with scattered underbrush, whitetail deer, turkeys, and other Missouri game animals all call this incredible property home. A quaint little pond provides refreshment for the wildlife, as well as a calm and cool place to relax under the shade of the trees on a warm summer day. An old home stands sentry on the northern end of Booker Pond, weathered and worn by hundreds of seasons passed. Solar panels provide a little creature comfort, though the home is mostly unlivable in its current state and will likely need to be replaced. The possibilities for the beautiful property are truly endless, and in this day and age, peace of mind is more important than ever. What better way to find that than at home at Booker Pond?



Booker Pond
Alton, MO / Oregon County

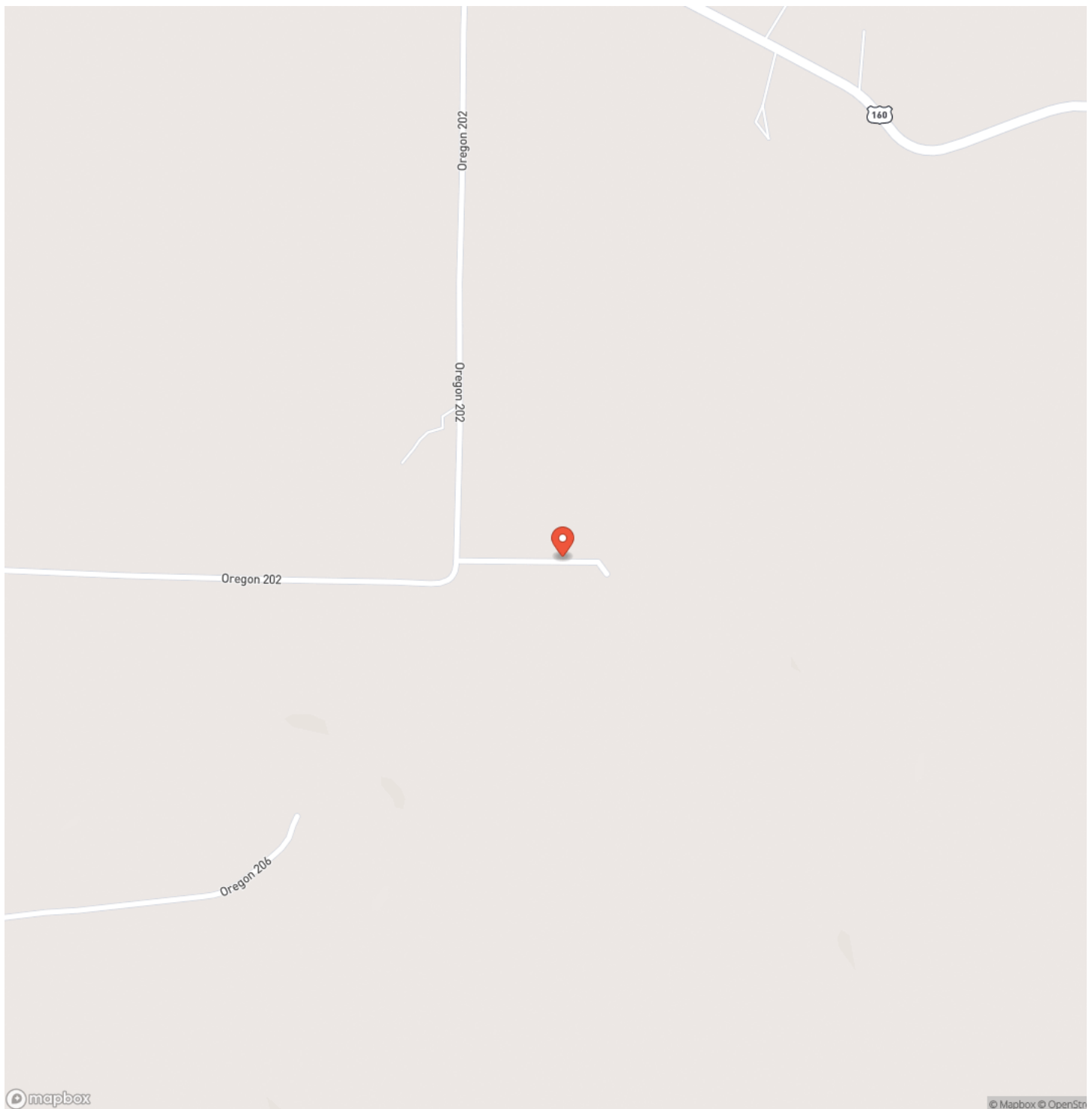


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Locator Map

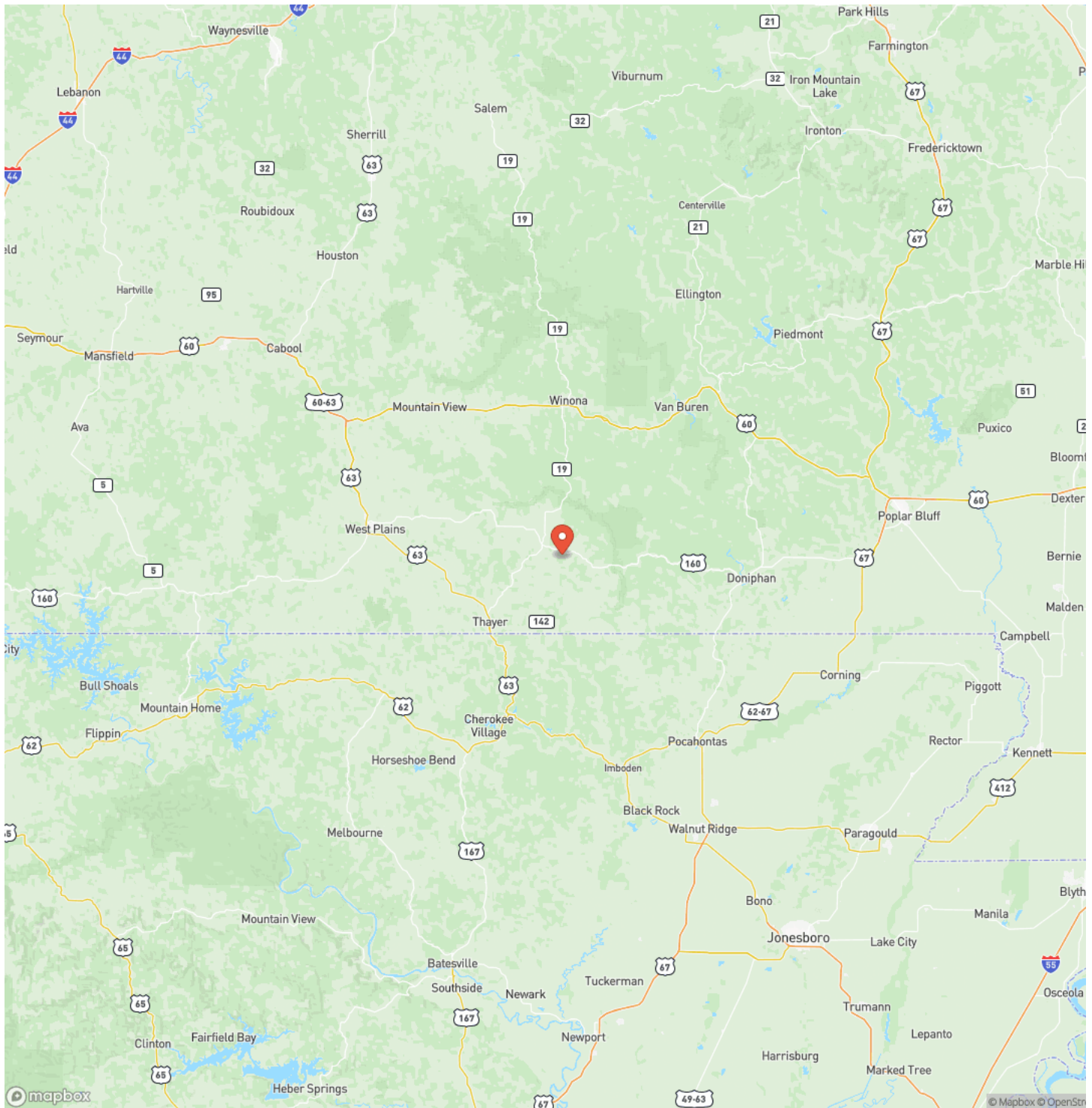


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

Amanda Robertson

Mobile

(417) 322-0971

Email

amanda@livingthedreamland.com

Address

515 S. Franklin St.

City / State / Zip

Summersville, MO 65453

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



Living The Dream Outdoor Properties
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