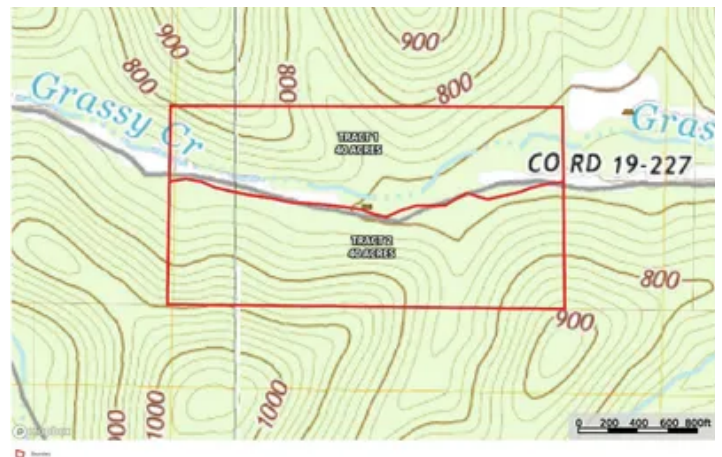


Current River 40
County Road 227
Eminence, MO 65466

\$199,900
40± Acres
Shannon County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Current River 40
Eminence, MO / Shannon County

SUMMARY

Address

County Road 227

City, State Zip

Eminence, MO 65466

County

Shannon County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.246815 / -91.372656

Taxes (Annually)

43

Acreage

40

Price

\$199,900

Property Website

<https://livingthedreamland.com/property/current-river-40-shannon-missouri/38218/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



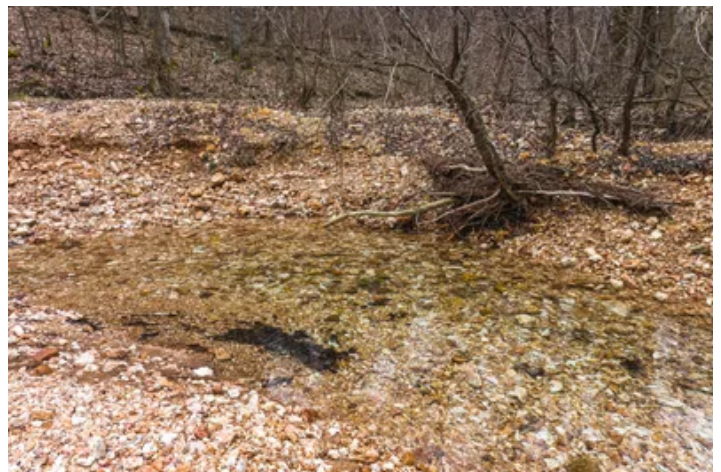
Current River 40
Eminence, MO / Shannon County

PROPERTY DESCRIPTION

While this property isn't on the banks of the river it couldn't be any closer w/nearby access points. The 40 acres has awesome & amazing topography w/Current River Watershed wet weather creeks, rock out cropping's on the beautiful Ozark Hills that make for the perfect cabin &/or home. Site has electric & one side a very large private Conservation minded landowner who can't make a better neighbor. The area is just north of Eminence, MO so you're going to want to bring your canoes to the well-known floating rivers of the Jack's Fork & Current Rivers. Natural beauty surrounds this land & abounds in this County excellent deer, wildlife, & outstanding fishing in this area is a plus for the avid outdoorsman. Opportunities like this parcel don't come available often so come take a look. Here's your chance to get that sought after recreational gem. There are 2-40 acre tracts available see map attached. This property is also available in it's entirety.



Current River 40
Eminence, MO / Shannon County



Locator Map

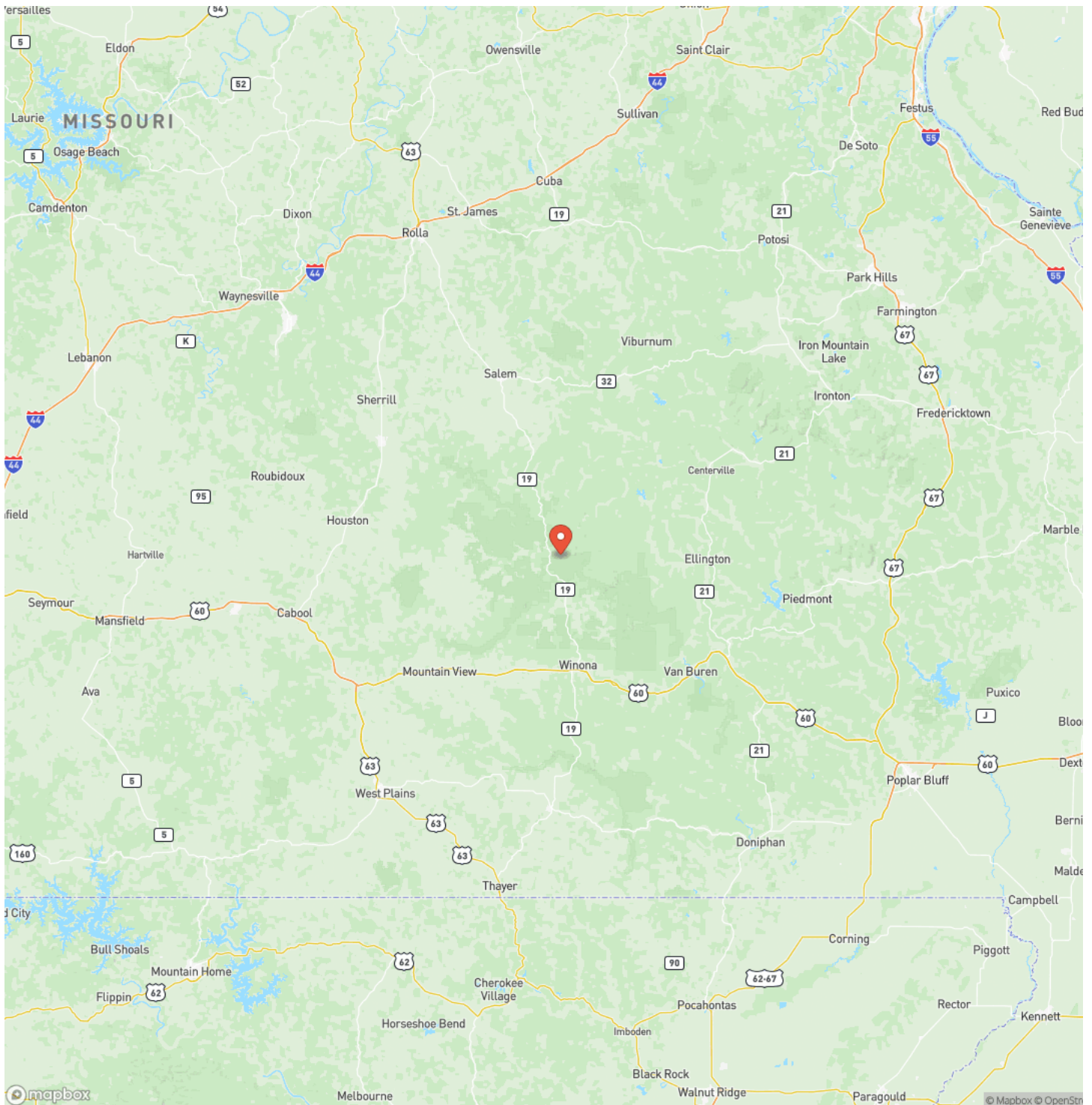


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Locator Map

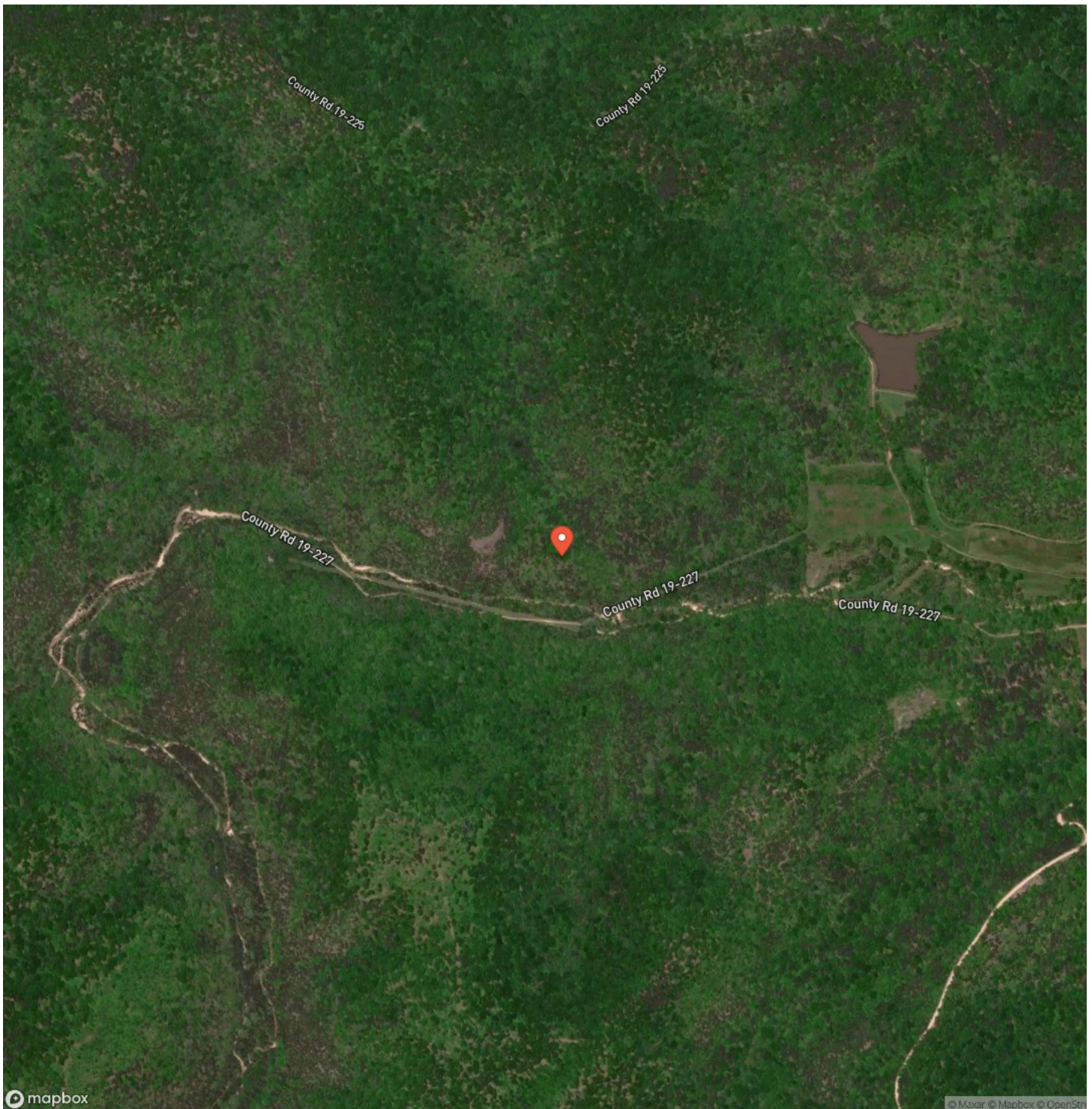


MORE INFO ONLINE:

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Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

D.W. Hindman

Mobile

(314) 486-3500

Office

(855) 289-3478

Email

dwlivingthedream@gmail.com

Address

515 S Franklin

City / State / Zip

Cuba, MO 63005

NOTES



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
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

