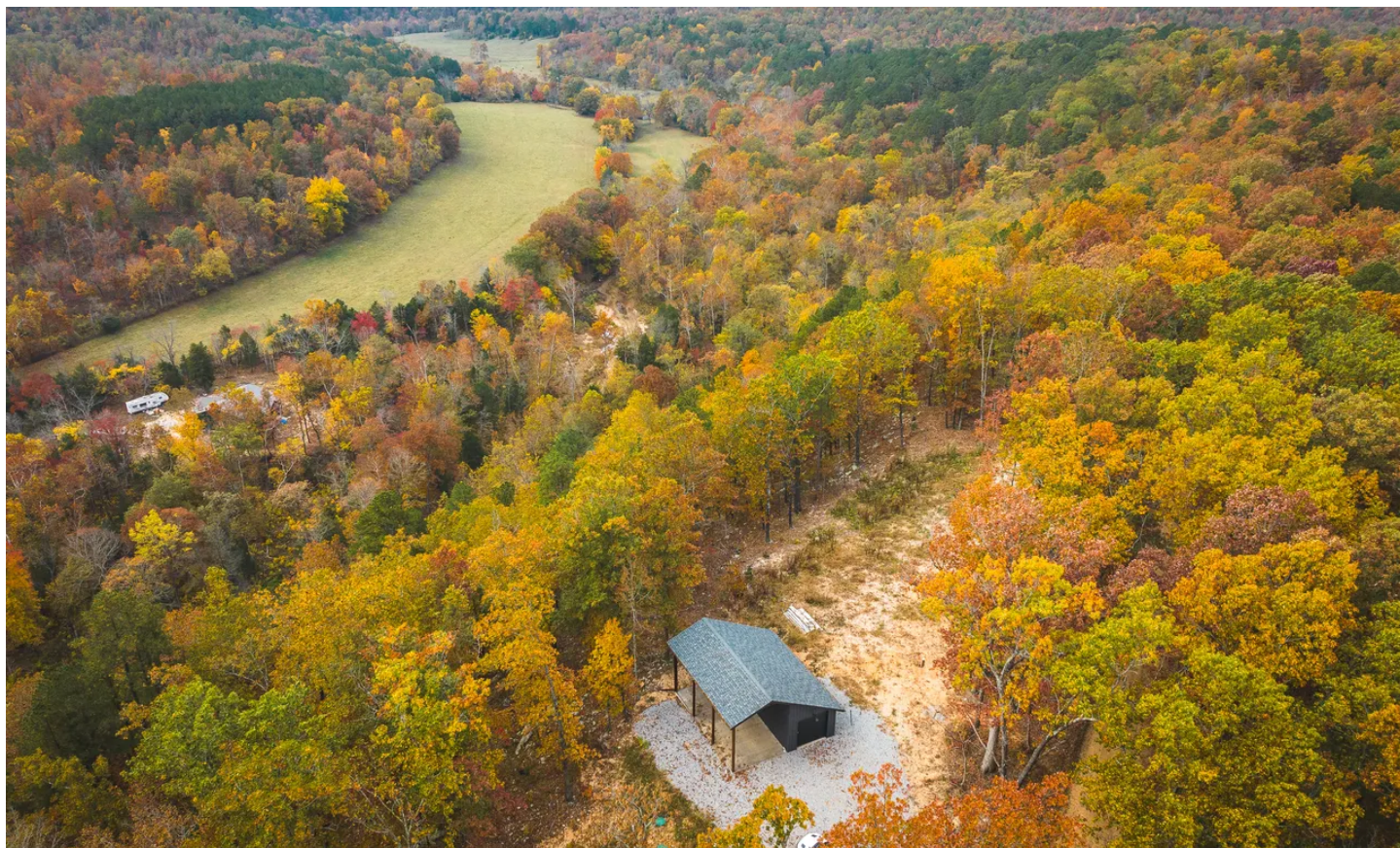


**Ashley Creek Bluff**  
21650 West Ashley Creek Road  
Raymondville, MO 65555

**\$160,000**  
12.390± Acres  
Texas County





**Ashley Creek Bluff**  
**Raymondville, MO / Texas County**

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**SUMMARY**

**Address**

21650 West Ashley Creek Road

**City, State Zip**

Raymondville, MO 65555

**County**

Texas County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

37.410044 / -91.719578

**Acreage**

12.390

**Price**

\$160,000

**Property Website**

<https://livingthedreamland.com/property/ashley-creek-bluff-texas-missouri/47251/>



**MORE INFO ONLINE:**

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



**PROPERTY DESCRIPTION**

12 m/l acres located in Raymondville. This property is the perfect build site that has the beginning stages already completed! Cleared section for build with amazing views, electric on site, well dug, septic in place, and a brand new storm shelter. Property comes with a 12x30 shop/ garage that has a remote 8 foot door and a 14x30 impressive timber frame constructed lean to with two camper septic ports. Inside the shop is an operating kitchen and bathroom. This could be converted to an apartment or used as an RV Garage for friends and family to visit. Located close to Montano State Park for some of the best trout fishing in the state, excellent deer and turkey hunting in the area This is a great opportunity to fast track your dream home!



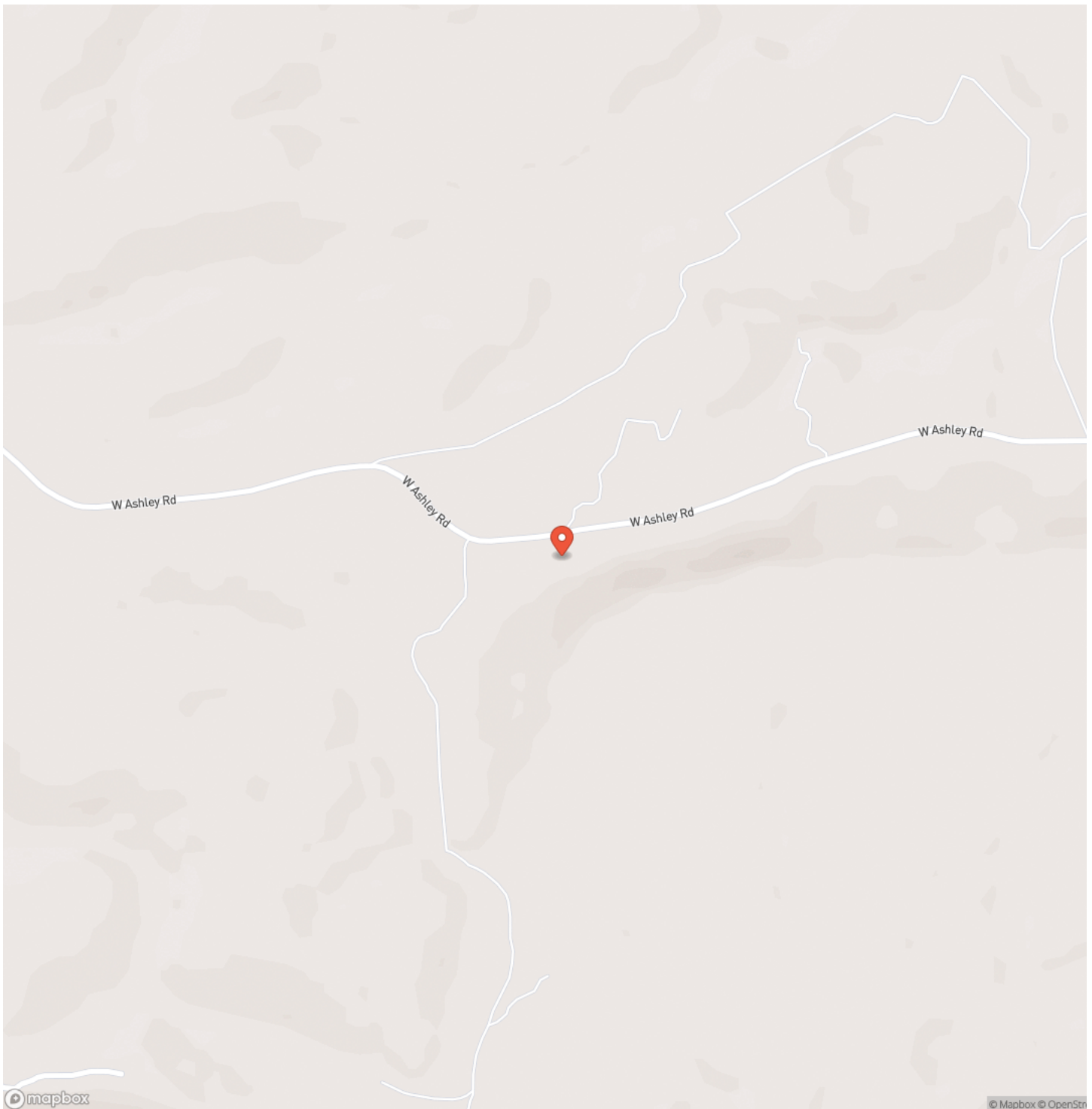


Ashley Creek Bluff  
Raymondville, MO / Texas County





## Locator Map

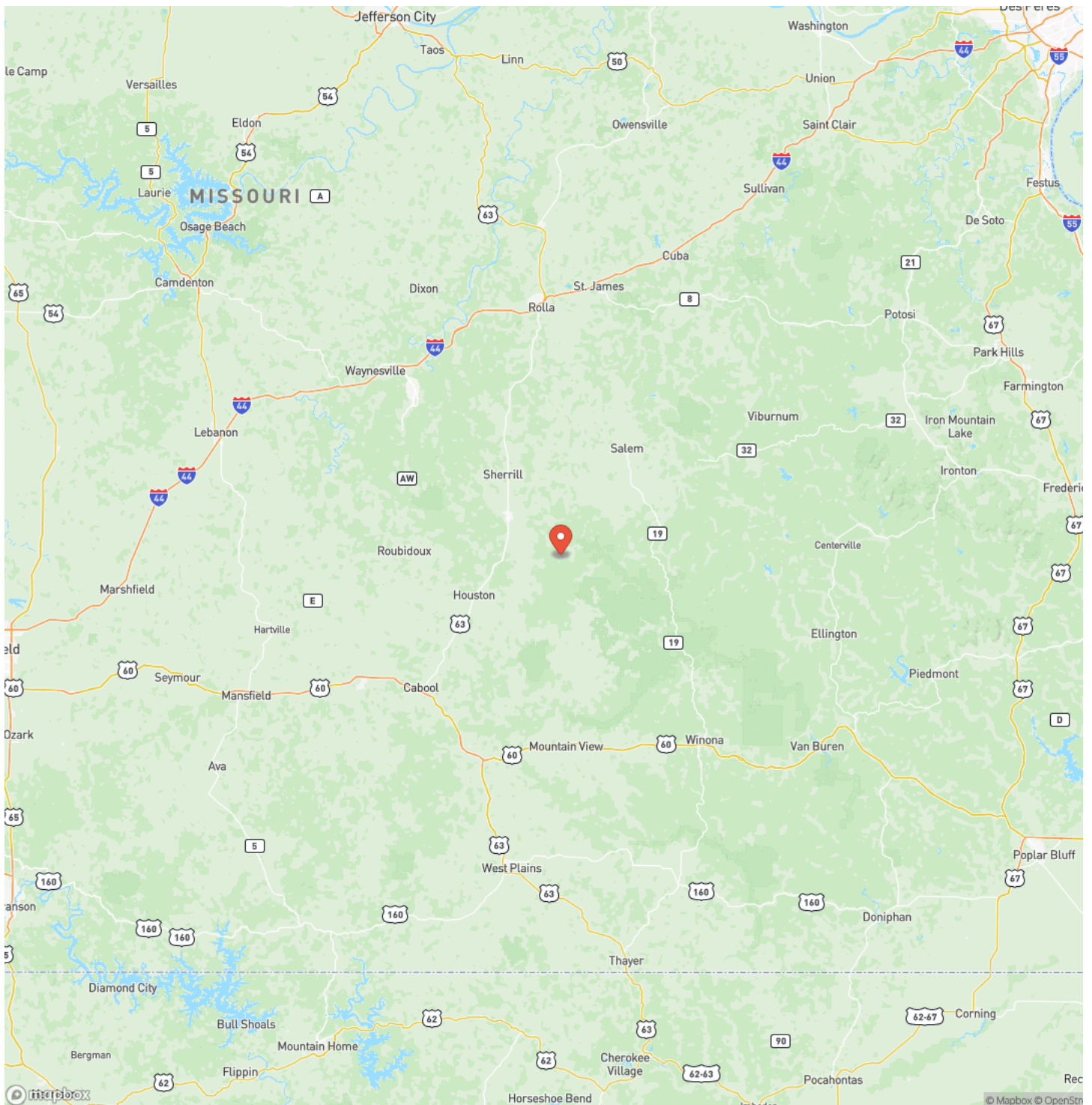


**MORE INFO ONLINE:**

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



## Locator Map



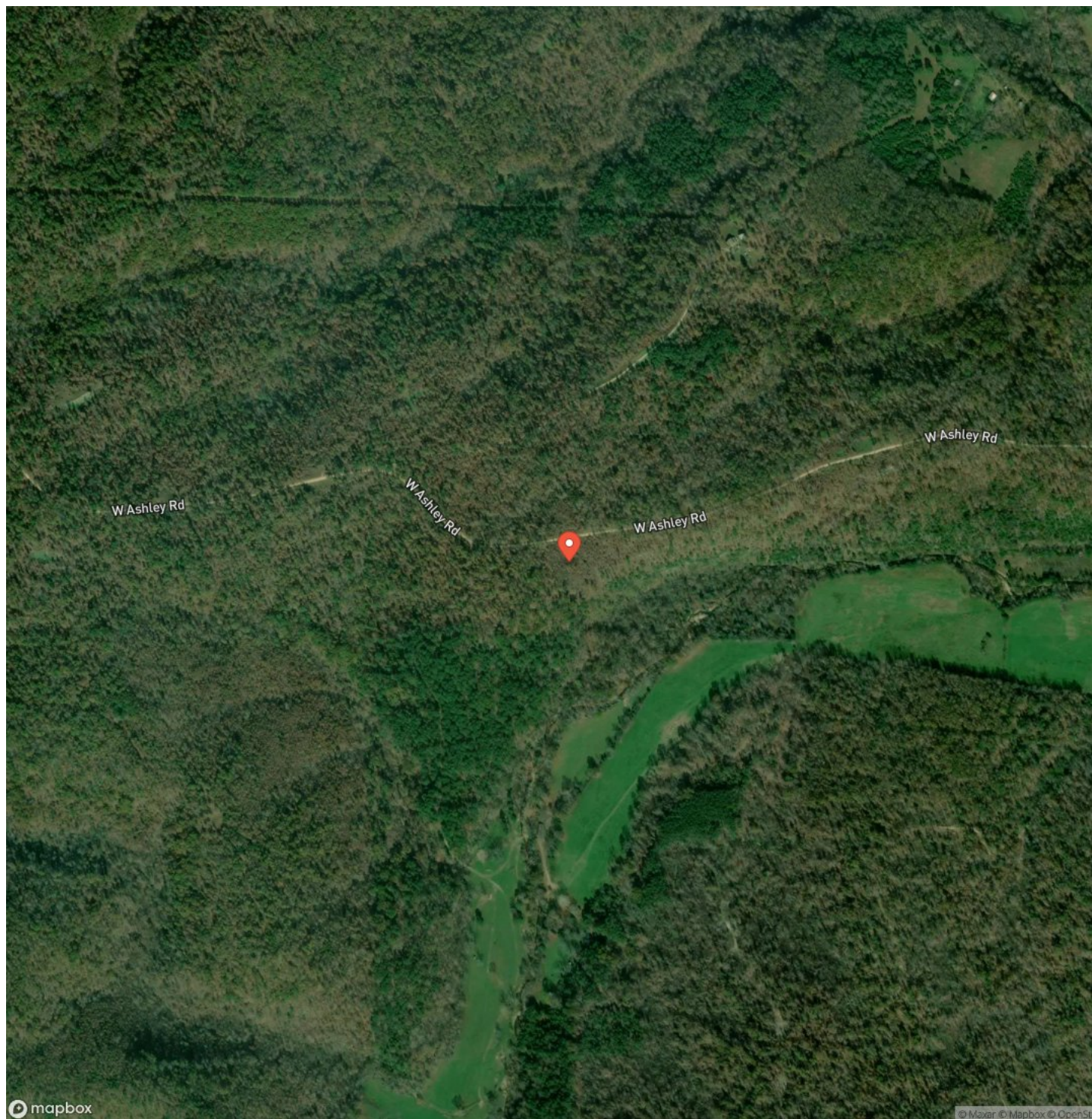
**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## Satellite Map



## 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

## 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.





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**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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