

**Cabins in the woods**  
3057 NE 975th Rd  
Osceola, MO 64776

**\$540,000**  
79± Acres  
St. Clair County



**Cabins in the woods**  
**Osceola, MO / St. Clair County**

**SUMMARY**

**Address**

3057 NE 975th Rd

**City, State Zip**

Osceola, MO 64776

**County**

St. Clair County

**Type**

Farms, Hunting Land, Recreational Land, Business Opportunity

**Latitude / Longitude**

38.0574 / -93.5941

**Taxes (Annually)**

459

**Dwelling Square Feet**

752

**Acreage**

79

**Price**

\$540,000

**Property Website**

<https://livingthedreamland.com/property/cabins-in-the-woods-st-clair-missouri/55347/>



## Cabins in the woods Osceola, MO / St. Clair County

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### **PROPERTY DESCRIPTION**

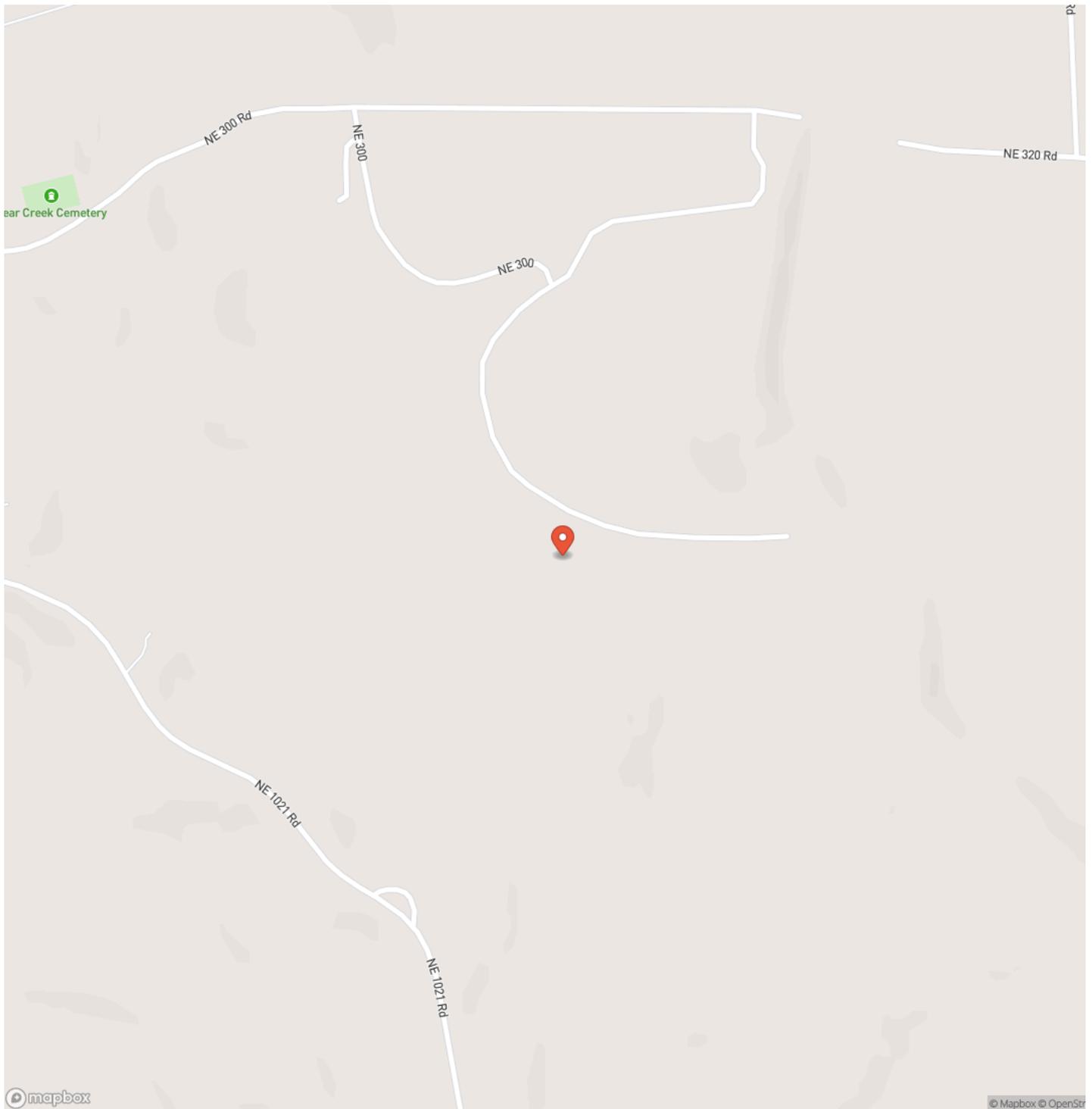
This serene 79.1 acres is ready for someone to call home. Featured in the center of the property are 2 new insulated cabins. The smaller 12x16 cabin has sleeping quarters for 4 and includes a half bath and mini split. The second larger cabin connected by a giant deck, overlooks the best view on the property, a nearly 1-acre spring fed pond with its own dock, stocked with bluegill, crappie, and largemouth bass. This cabin is 14x40 and includes two lofted sleeping areas, one downstairs bedroom, 2 full bathrooms, stacked washer and dryer as well as a nice area for a corner closet. The living/kitchen area features the full works with an electric range, microwave, dishwasher, and huge 12v refrigerator. The lighting and ventilation system are 12v, the well pump and mini split heating and air systems are 110v and can be ran from a generator or a properly installed solar system, as both cabins are ready to be converted to off grid living. All interior furniture and appliances will remain with the buyer. The property is an outdoorsman's paradise. Turkeys are abundant on the large hardwood ridges. Deer frequent the yard nightly and nice bucks make their way past many of the well-placed stands on the property. There are three isolated food plots, 2 of which are separated by a second smaller spring fed pond, and several acres of thick cedar cover to hold wildlife. Take advantage of the over 58k acres of Truman Lake core ground that borders a side of the property, giving access to endless amounts of public land, which includes managed crop fields and river bottom just outside the property lines, along with multiple boat ramps just a short drive away. Whether you are looking for a perfect hunter's retreat, or a secluded place to call home, this property is sure to check all your boxes.



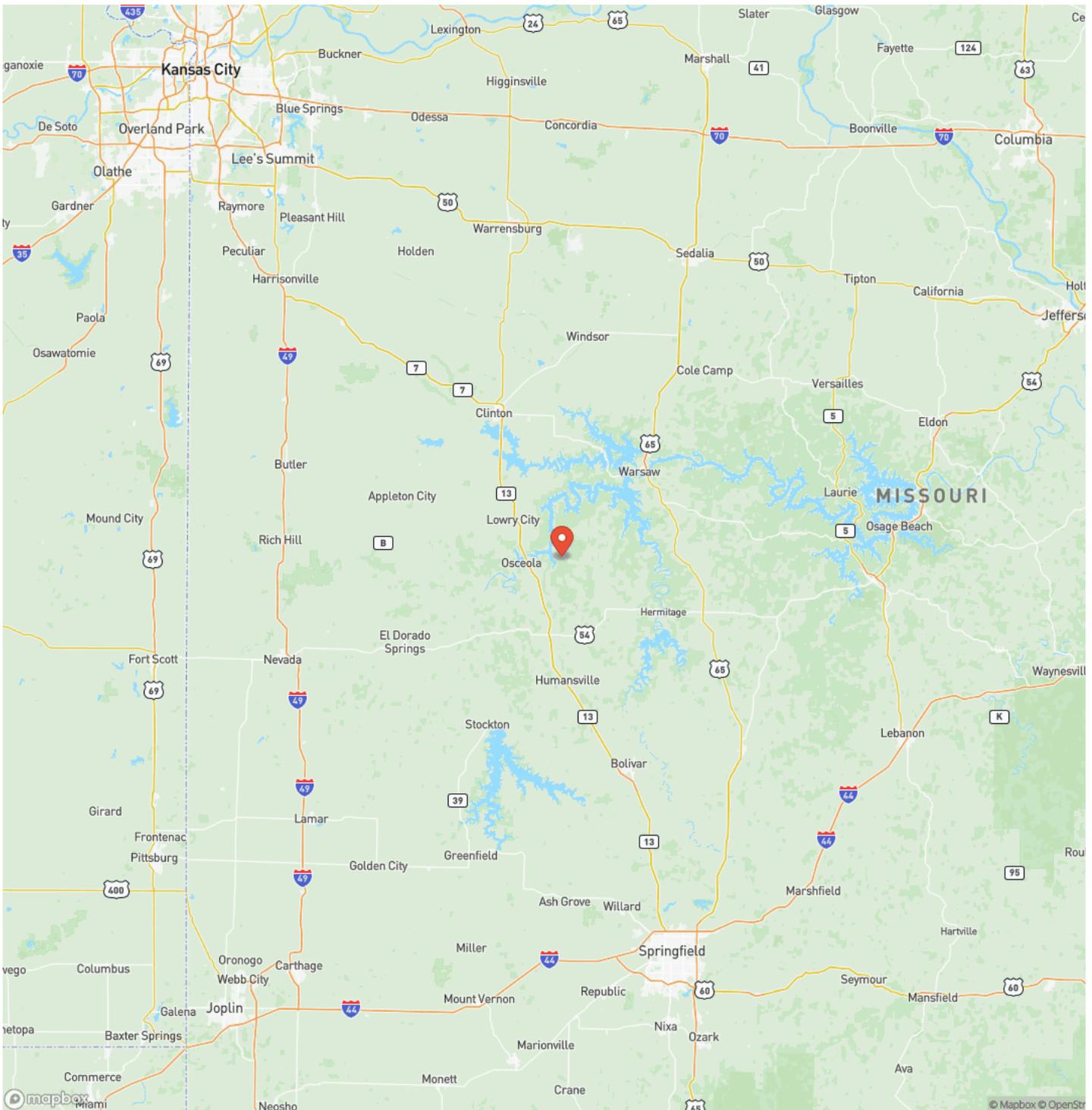
**Cabins in the woods**  
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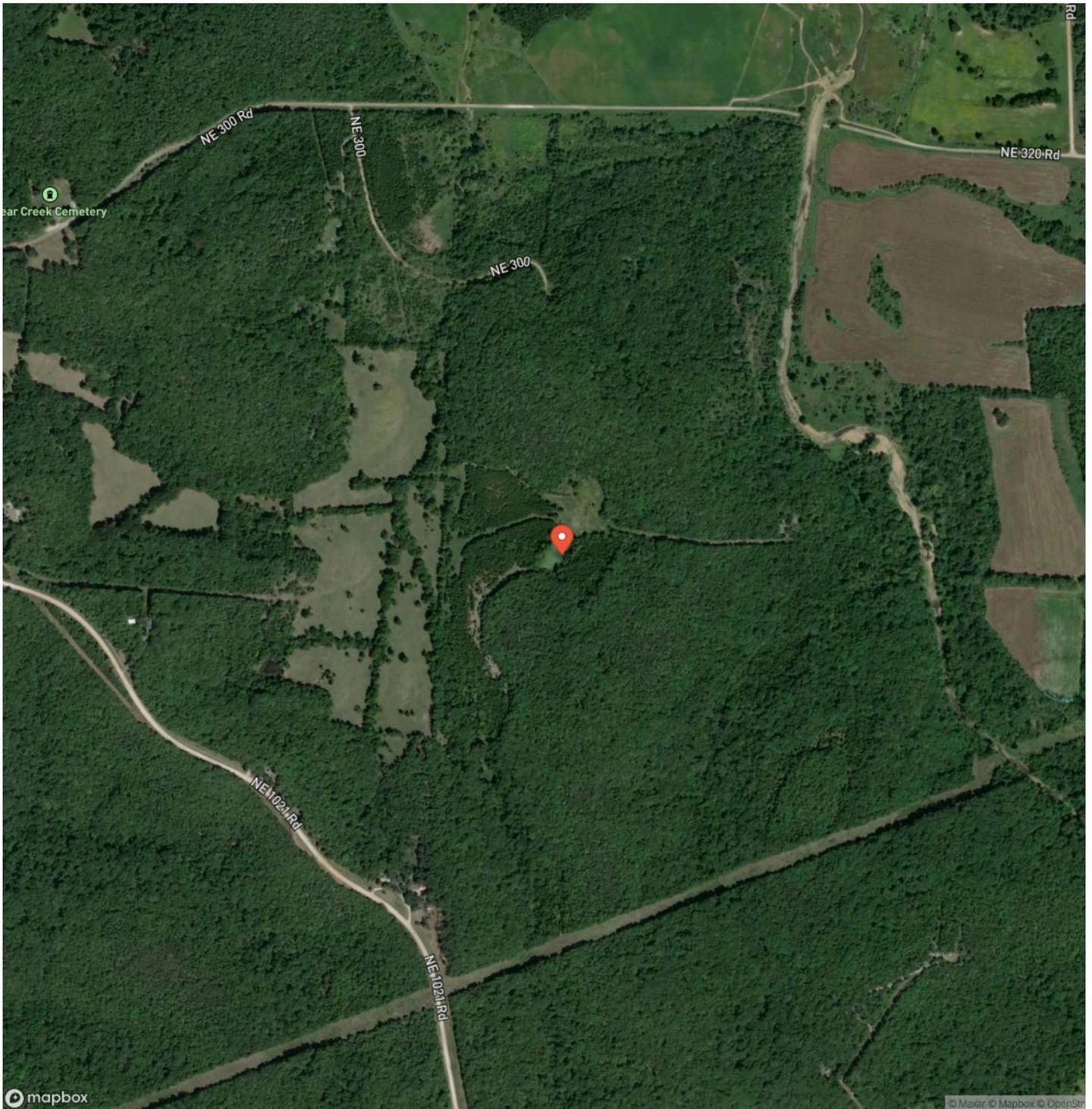
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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

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