

West Branch 40
1810 West Branch road
Macks Creek, MO 65786

\$200,000
40± Acres
Camden County



West Branch 40
Macks Creek, MO / Camden County

SUMMARY

Address

1810 West Branch road

City, State Zip

Macks Creek, MO 65786

County

Camden County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

37.9104 / -93.0388

Taxes (Annually)

228

Dwelling Square Feet

800

Bedrooms / Bathrooms

2 / 1

Acreage

40

Price

\$200,000

Property Website

<https://livingthedreamland.com/property/west-branch-40-camden-missouri/67087/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

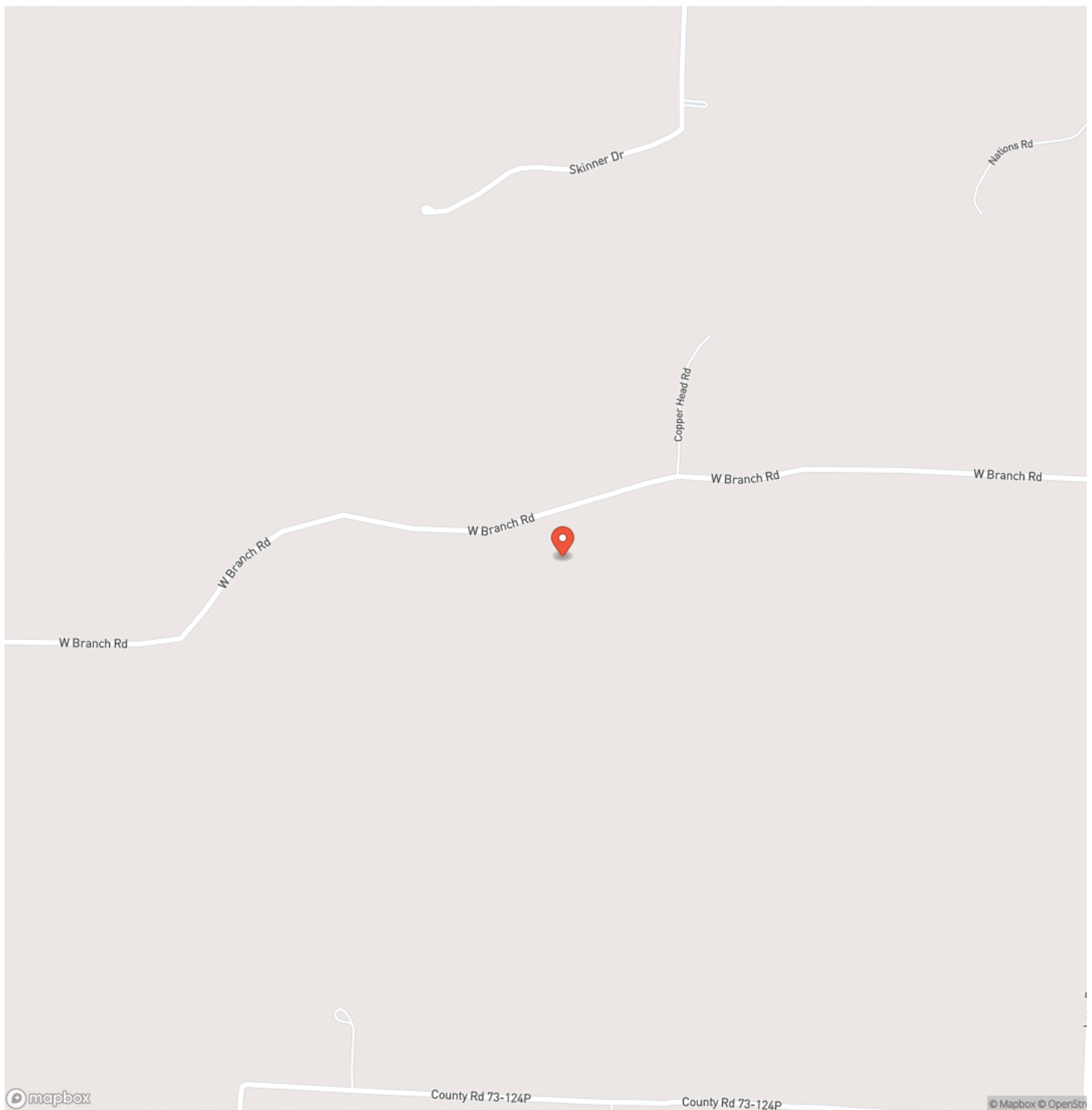
This 40-acre square tract is a versatile mix of woods and pasture, fully fenced and ideal for cattle or horses. Known for excellent deer and wild turkey hunting, this property would make a perfect weekend retreat or the site for your future dream home. It already has essential amenities in place, with a well and electricity available. There is an older mobile home on the property, currently rented, which could also be repurposed as a hunting camp. The land has significant frontage on Connie Road, providing easy access with an established driveway. For those interested in outdoor recreation, the property is conveniently situated between the Lake of the Ozarks and Truman Lake, offering great fishing within a short drive. Outbuildings include a pole barn with a 12-foot lean-to, multiple smaller sheds. With these features, the property would also be easily adaptable for homesteading.



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Locator Map

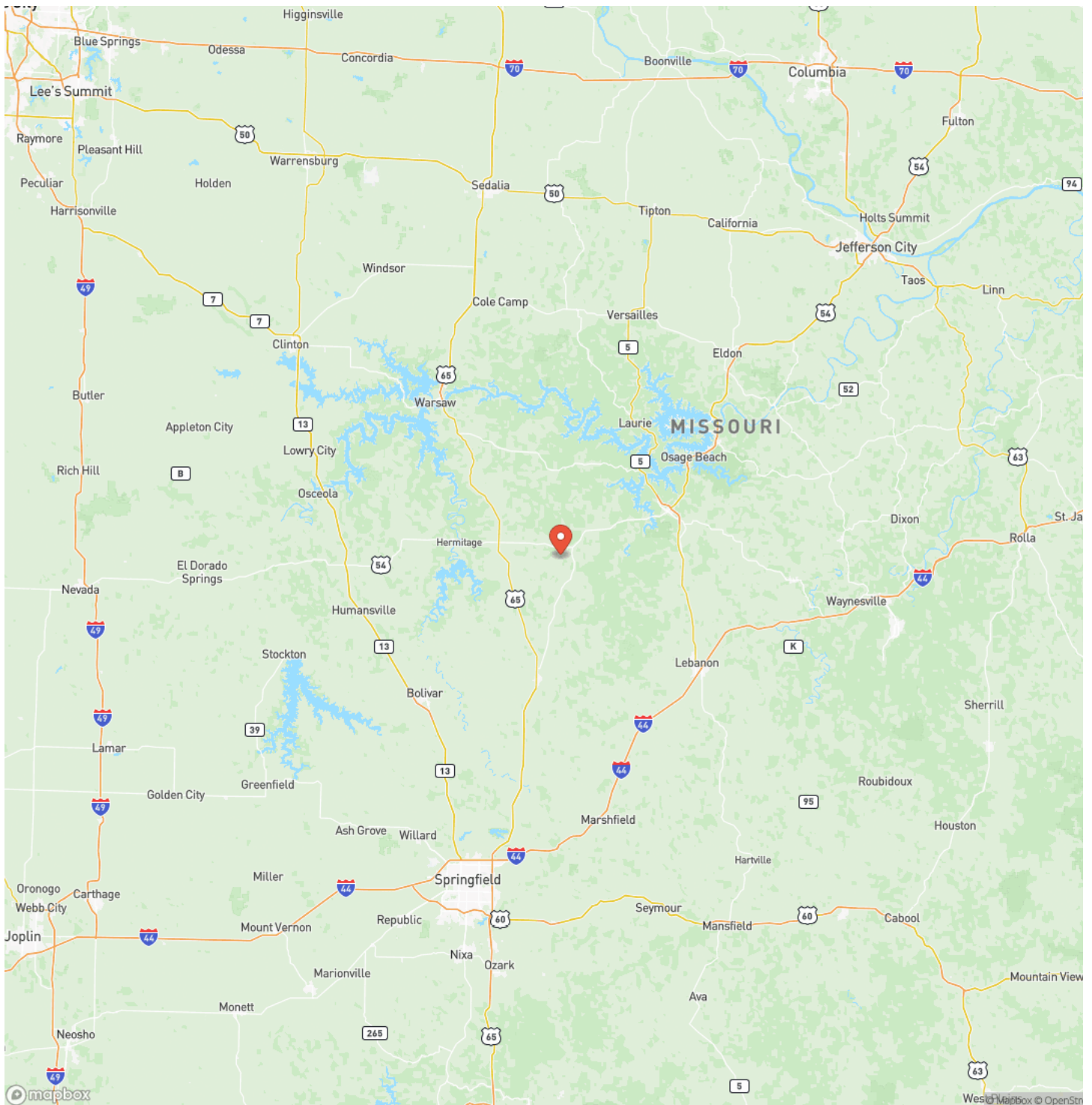


MORE INFO ONLINE:

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Locator Map



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

Mobile

(573) 578-0717

Email

yourlandhunter@gmail.com

Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

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

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

MORE INFO ONLINE:

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