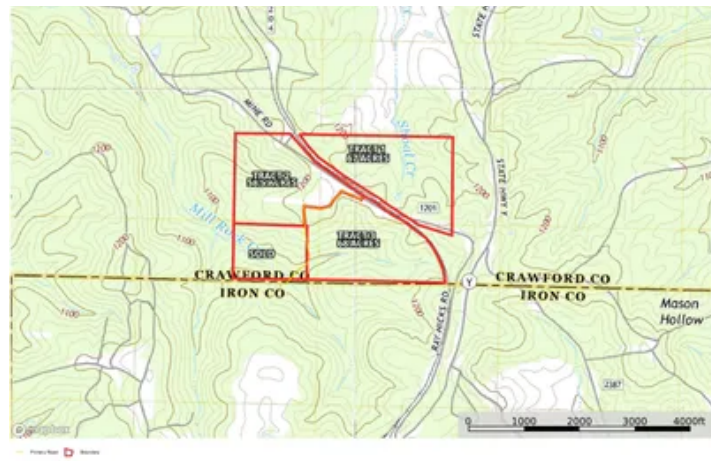


Ray Hicks Road Tract 3  
Ray Hicks Road  
Viburnum, MO 65565

**\$161,500**  
68± Acres  
Crawford County





**Ray Hicks Road Tract 3**  
**Viburnum, MO / Crawford County**

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**SUMMARY**

**Address**

Ray Hicks Road

**City, State Zip**

Viburnum, MO 65565

**County**

Crawford County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.7424 / -91.1248

**Acreage**

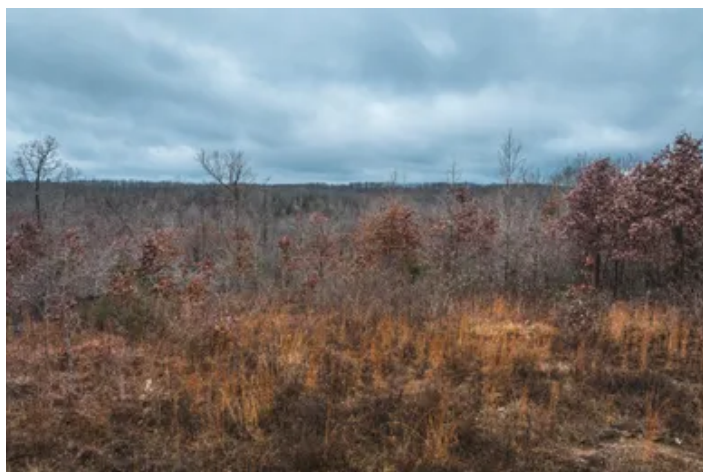
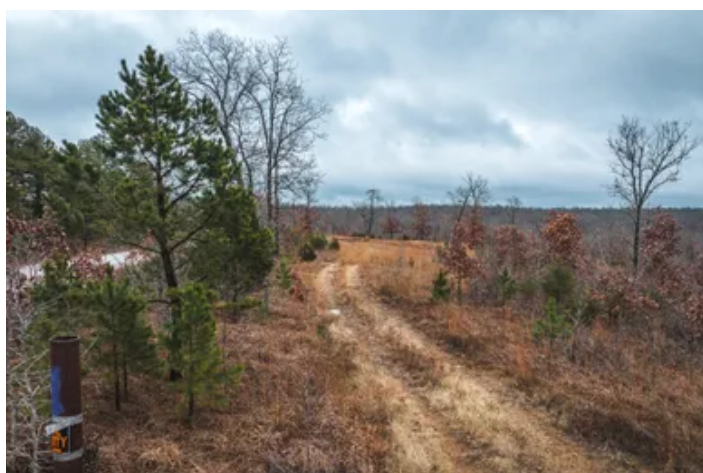
68

**Price**

\$161,500

**Property Website**

<https://livingthedreamland.com/property/ray-hicks-road-tract-3-crawford-missouri/49138/>



## Ray Hicks Road Tract 3 Viburnum, MO / Crawford County

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### **PROPERTY DESCRIPTION**

This 68ac property offers a unique opportunity for those seeking a tranquil escape or an avid hunter's paradise. The land is strategically divided into 3 parcels, featuring wooded recreational areas & mature timber grounds. Boasting asphalt frontage on Mine Road & located just minutes away from the town of Viburnum, this parcel is an ideal setting for a deer camp or hunting retreat. Imagine waking up to the breathtaking views of surrounding Crawford County, creating a picturesque backdrop for outdoor enthusiasts. The real gem lies in the property's seclusion as it is surrounded by the Mark Twain National Forest, ensuring a private hideaway. With over 193.5 acres of potential hunting grounds, the property is generously stocked with deer and turkey, making it a haven for wildlife enthusiasts. Moreover the absence of restrictions opens up endless possibilities, whether one envisions a full-time residence or a getaway retreat. The entire 193ac parcel can be purchased for \$494,199.



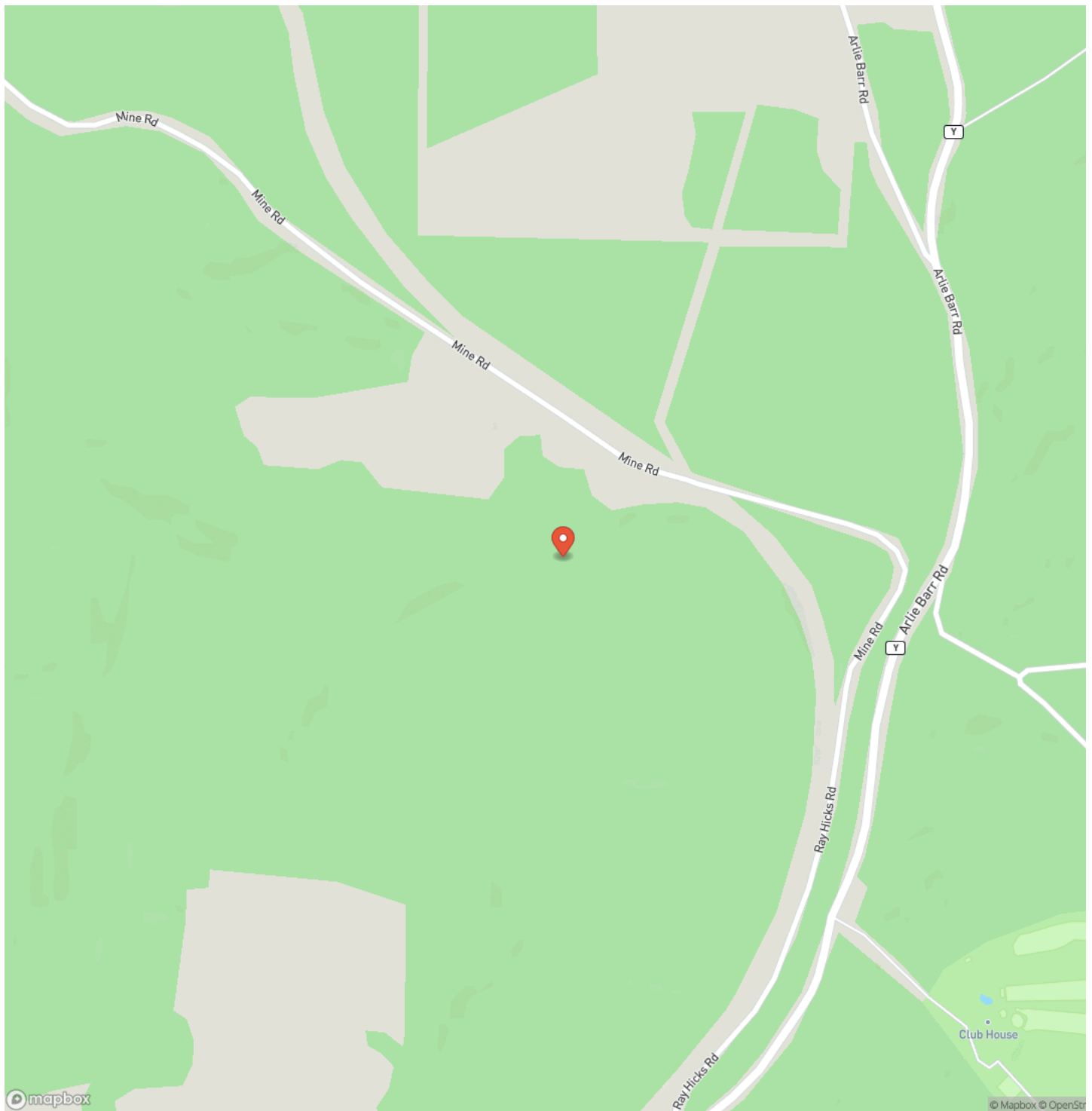
Ray Hicks Road Tract 3  
Viburnum, MO / Crawford County

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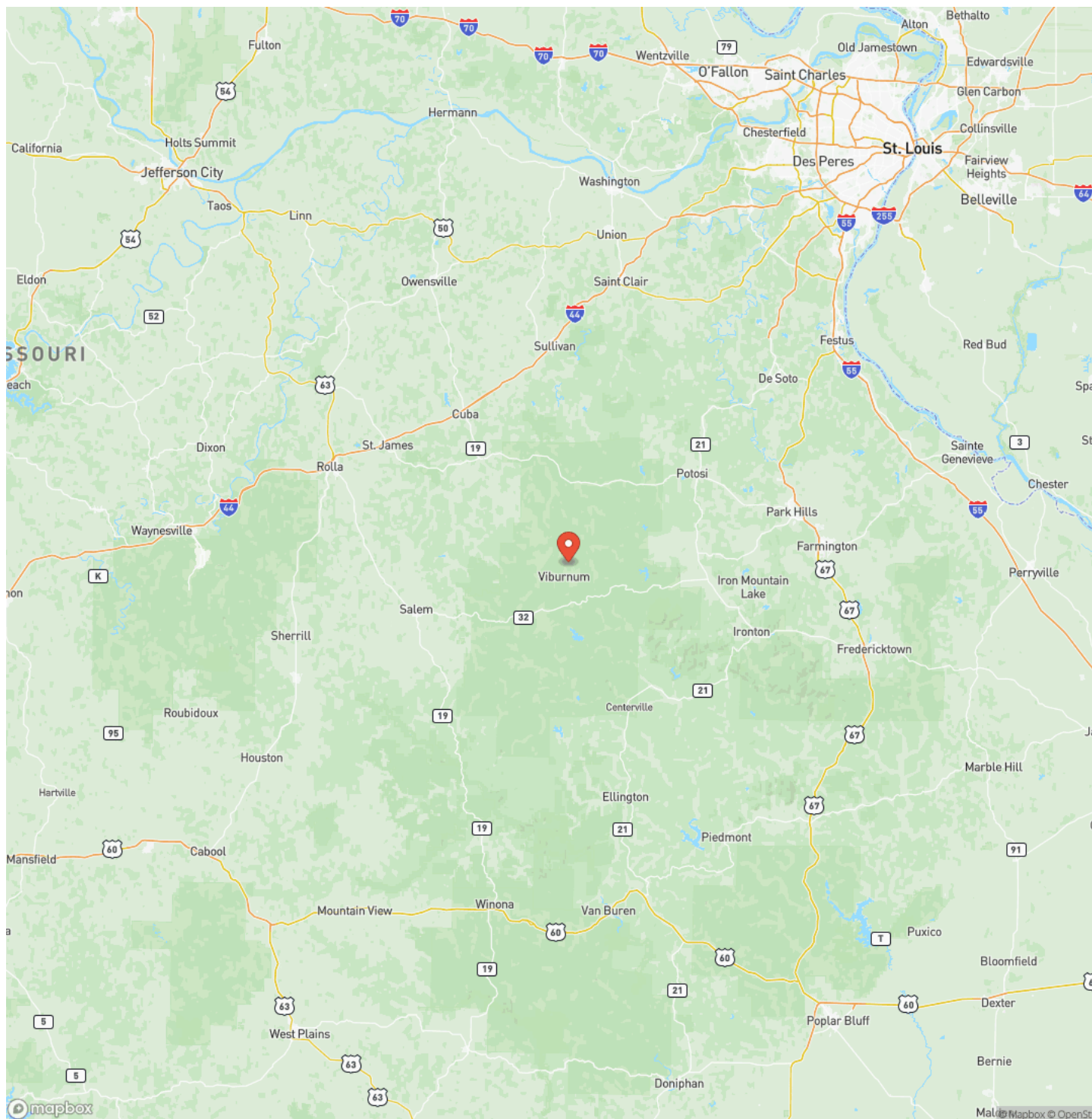




## Locator Map

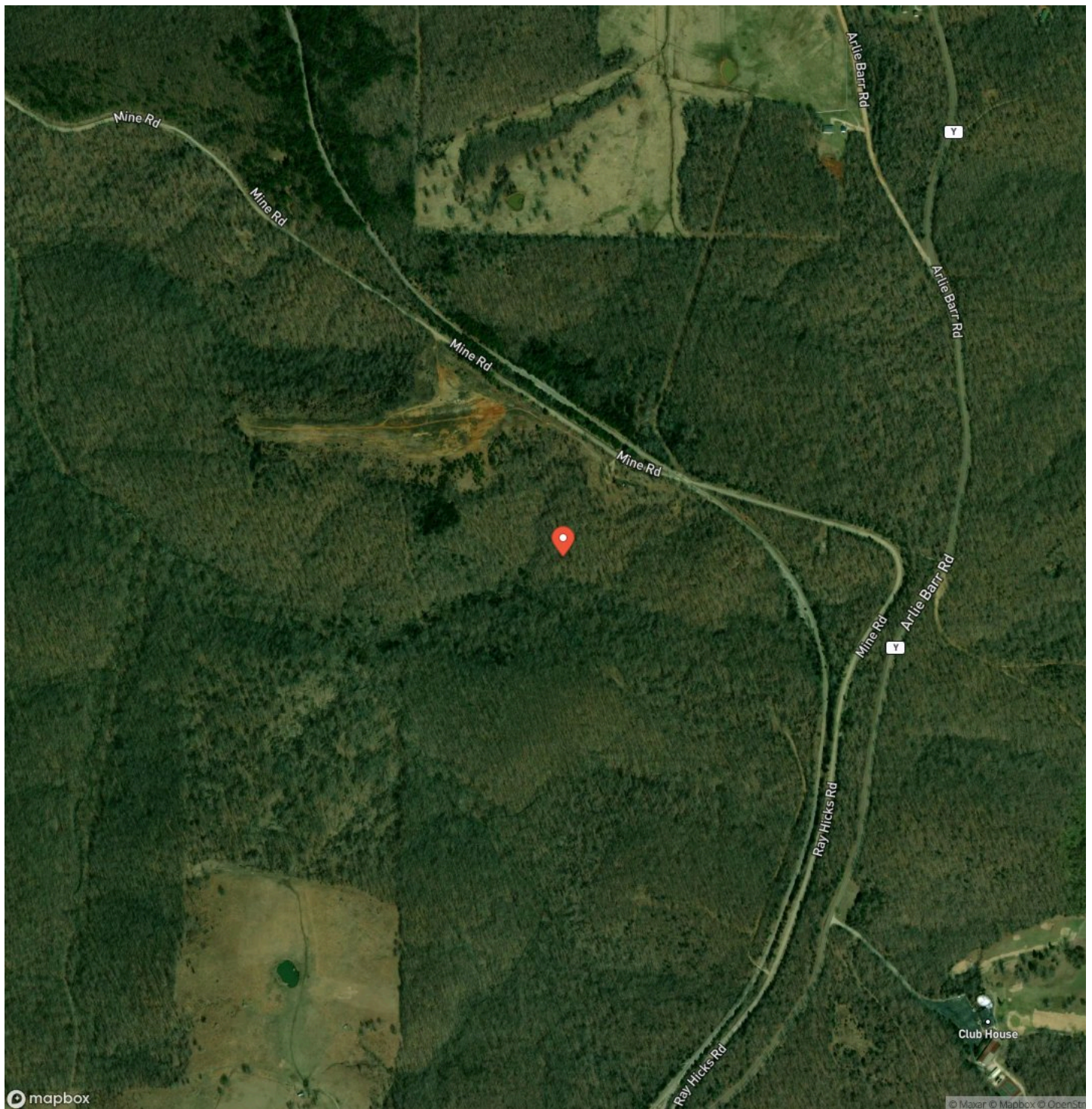


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Hindman

## Mobile

(636) 373-1509

## Email

hunterh09@yahoo.com

**Address**

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

[illegible]



## This image shows a blank sheet of white paper with horizontal 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.



<https://livingthedreamland.com/>

## **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**

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Leasburg, MO 65535

(855) 289-3478

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