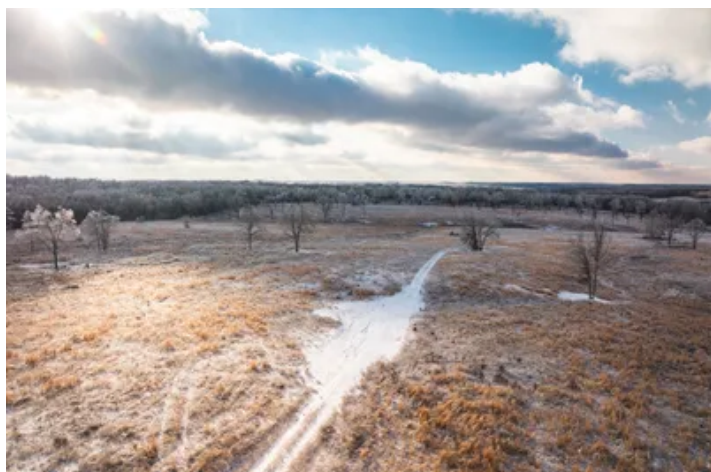


Golden Acres
TBD State Highway O
Rolla, MO 65401

\$365,000
80± Acres
Dent County



Golden Acres
Rolla, MO / Dent County

SUMMARY

Address

TBD State Highway O

City, State Zip

Rolla, MO 65401

County

Dent County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

37.7316 / -91.7262

Acreage

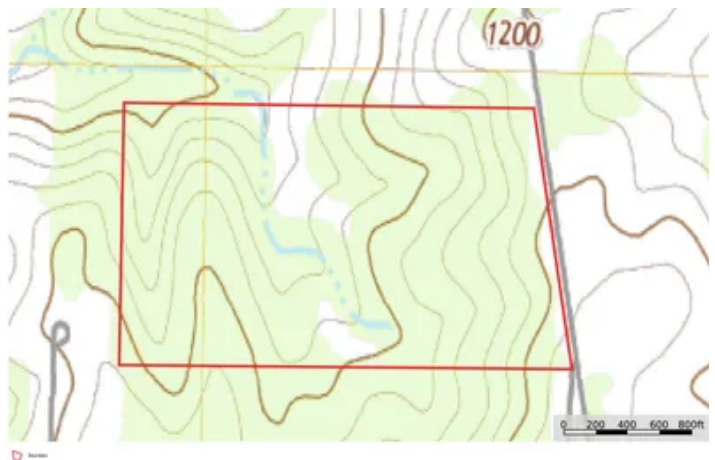
80

Price

\$365,000

Property Website

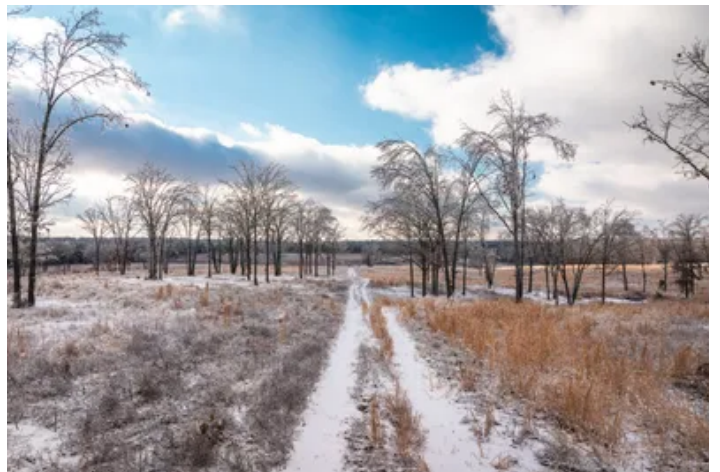
<https://livingthedreamland.com/property/golden-acres-dent-missouri/74455/>



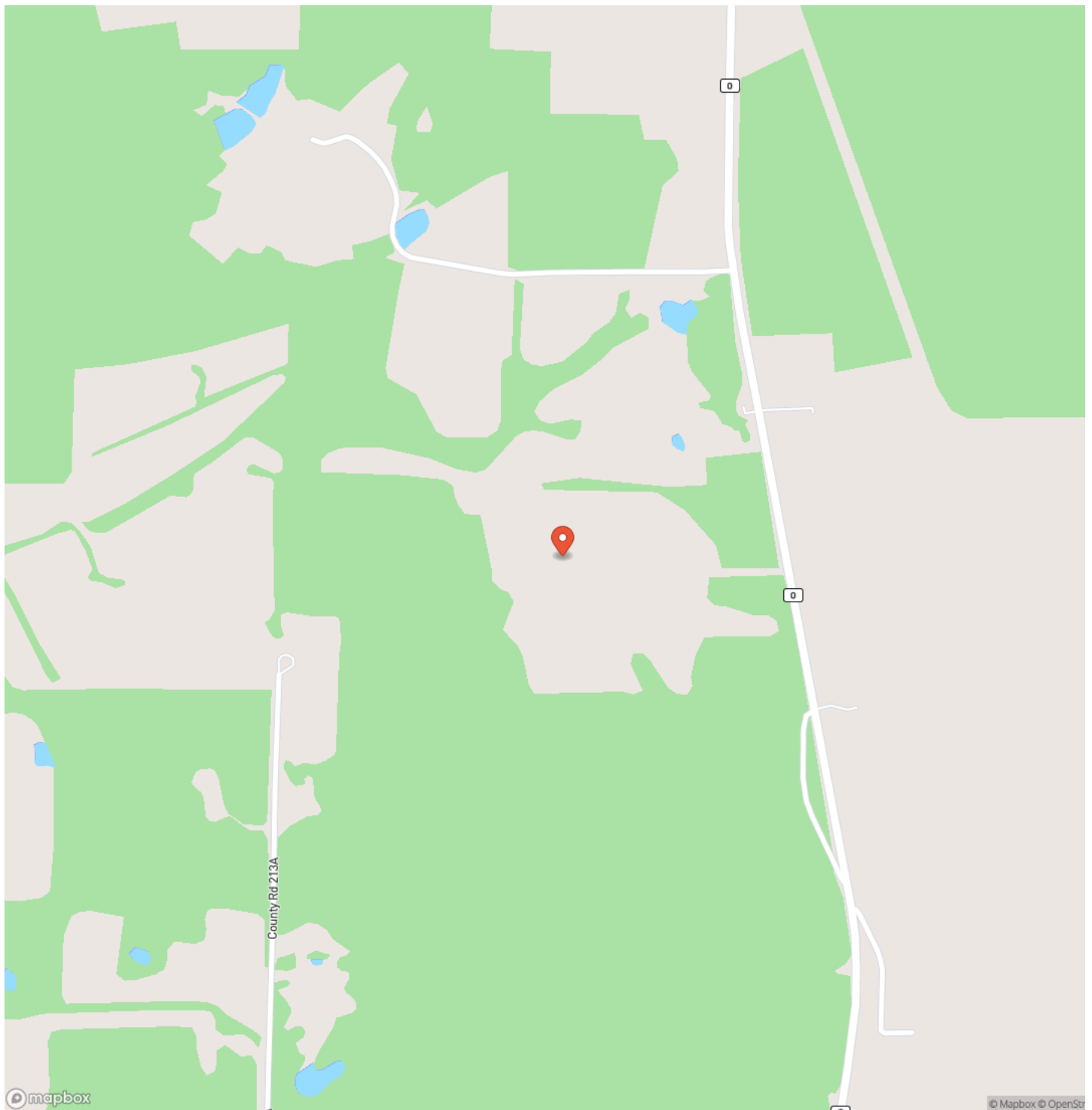
PROPERTY DESCRIPTION

Nestled between the towns of Rolla and Salem, this breathtaking 80 acre property offers a unique blend of functionality and natural beauty. Completely and professionally cleared with no stump, stump holes or dozer piles. The land features gently rolling terrain that can be easily mowed, making it perfect for hay production, grazing pasture, or future development. With three ponds and some great lake sites and easy access with State Highway frontage this property has it all, highly accessible yet still private. Scenic views across the rolling hills offer a serene sunset, and an inspiring backdrop for any home or development. This property checks every box with the combination of natural beauty, practical features and ideal location. The land is a rare fine close to Mark Twain National Forest, Trout Parks, streams and rivers. Don't miss a chance to own a piece of Missouri paradise, call today!

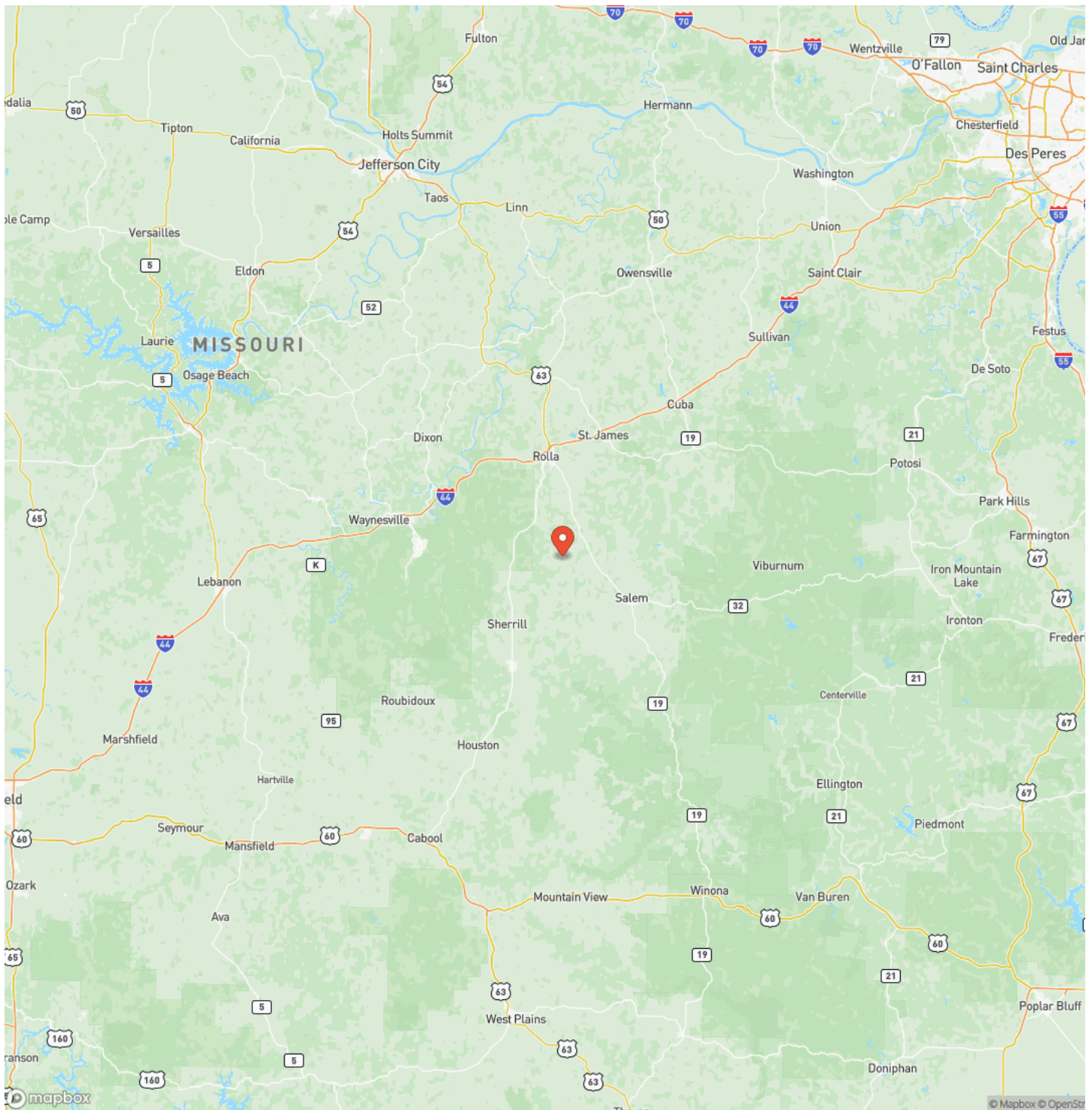




Locator Map



Locator Map



Satellite Map



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]

MORE INFO ONLINE:

<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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

