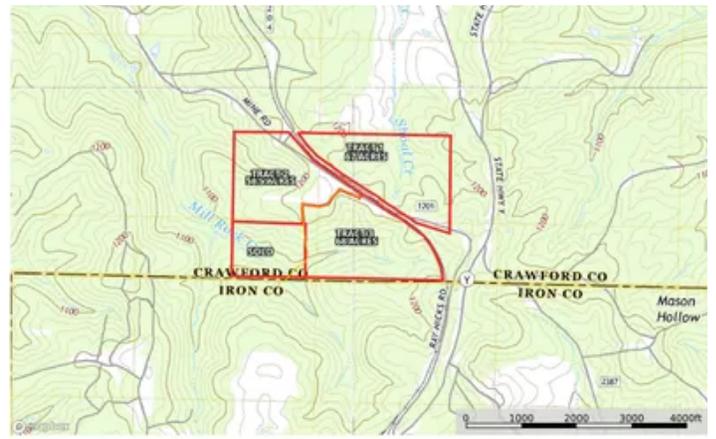


Ray Hicks Road Tract 2
Ray Hicks Road
Viburnum, MO 65566

\$138,938
58.500± Acres
Crawford County



Ray Hicks Road Tract 2
Viburnum, MO / Crawford County

SUMMARY

Address

Ray Hicks Road

City, State Zip

Viburnum, MO 65566

County

Crawford County

Type

Recreational Land, Hunting Land

Latitude / Longitude

37.7458 / -91.13

Acreage

58.500

Price

\$138,938

Property Website

<https://livingthedreamland.com/property/ray-hicks-road-tract-2-crawford-missouri/49137/>



Ray Hicks Road Tract 2 Viburnum, MO / Crawford County

PROPERTY DESCRIPTION

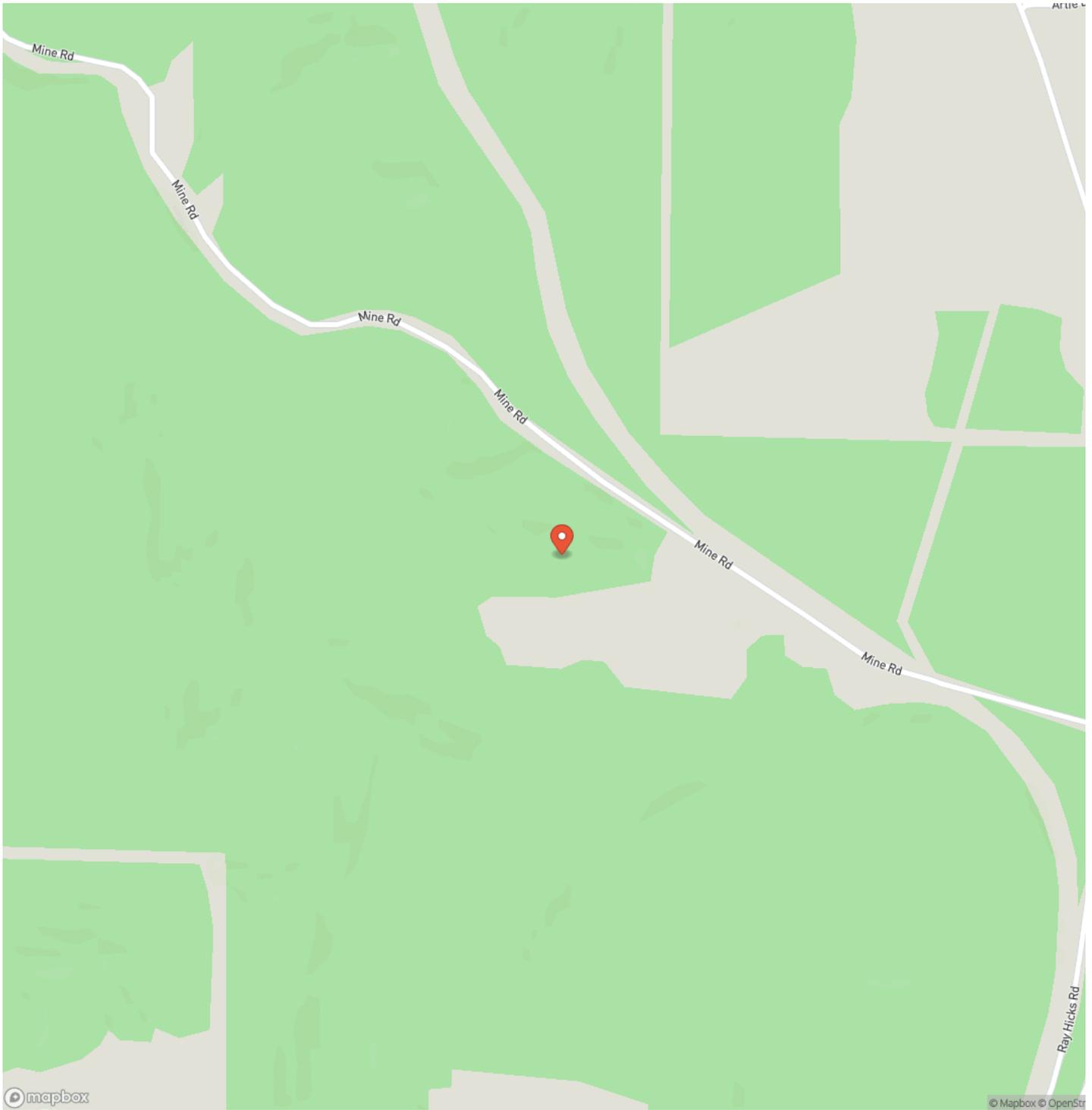
This 58.5ac property offers a unique opportunity for those seeking a tranquil escape or an avid hunter's paradise. The land is divided into 3 parcels, featuring wooded recreational areas & mature timber grounds. Boasting asphalt frontage on Mine Road & located just minutes away from the town of Viburnum, 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 surrounded by the vast expanse of 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.



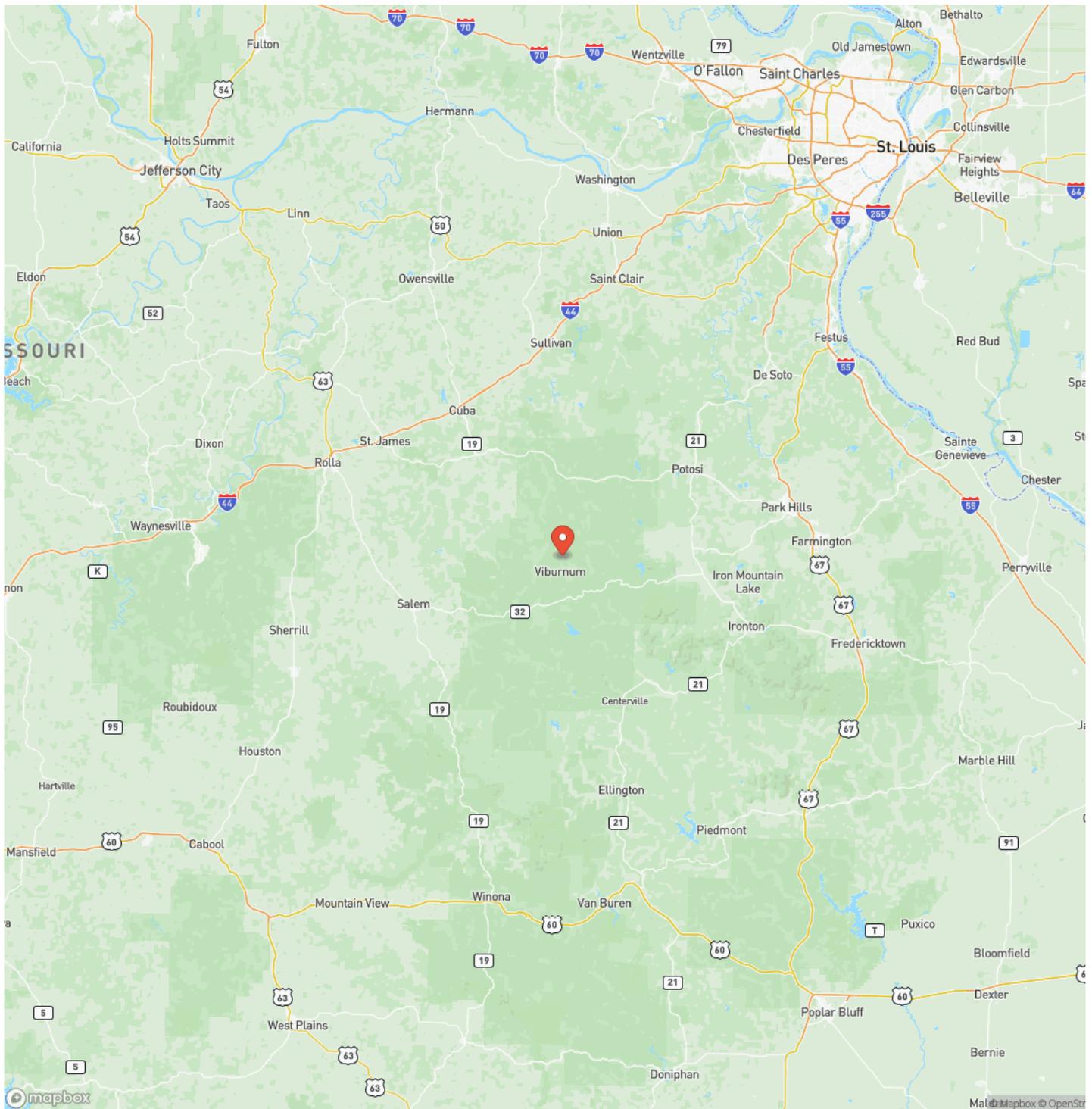
Ray Hicks Road Tract 2
Viburnum, MO / Crawford County



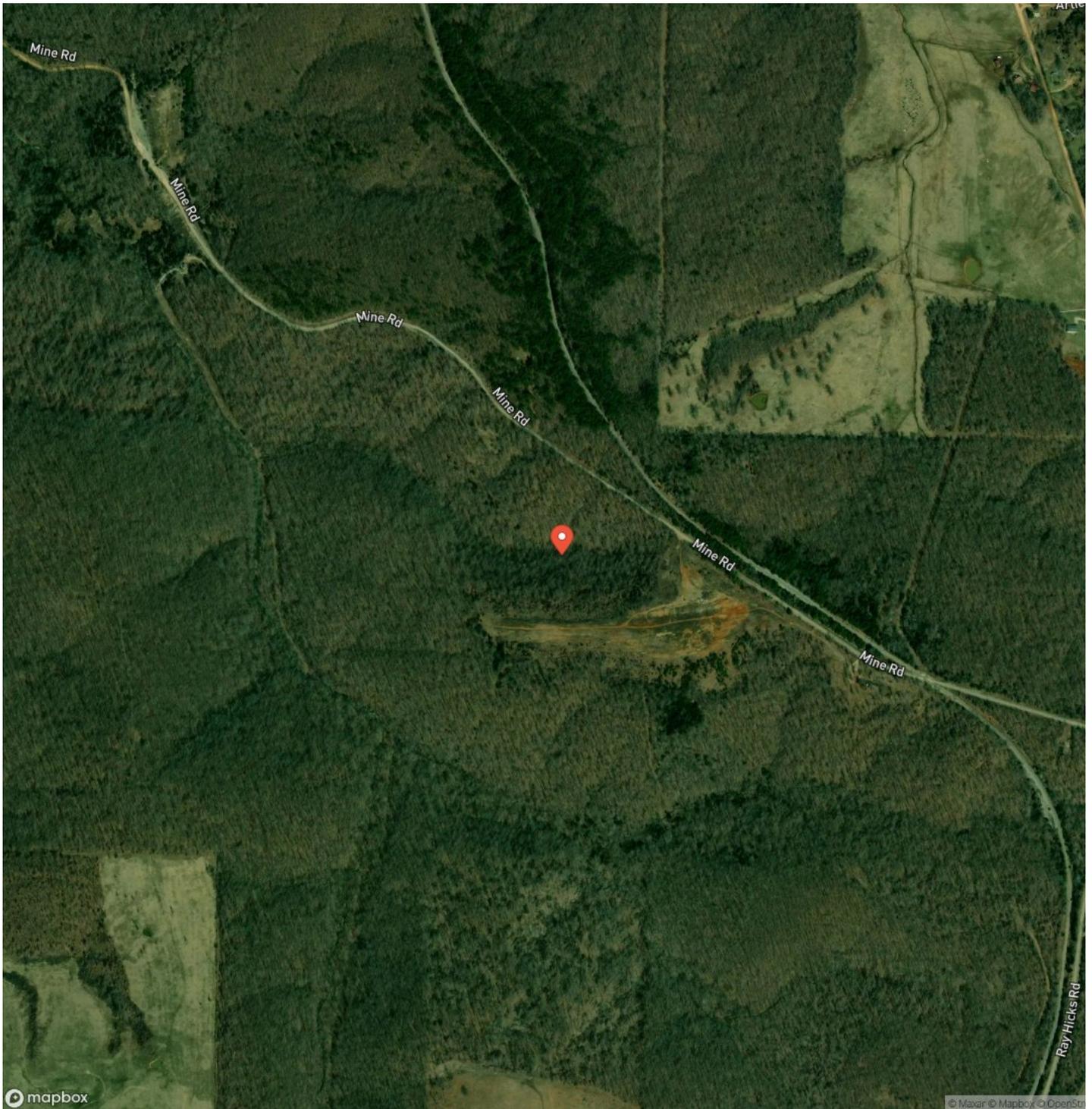
Locator Map



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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