

968 Shivers Road
Linn Creek, MO 65052



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MLS# 3577268



\$3,200,000

3 Bedrooms | 1 Bathroom | 990 Sqft

Expansive 255-Acre Property with Home, Outbuilding & Pastureland Surrounded by Natural Beauty! Don't miss this rare opportunity to own 255 acres of diverse & versatile land, complete with a 3-bed, 1-bath home. This unique property offers approximately 120 acres of cleared pasture ideal for livestock, hay production, or agricultural use along with 135 acres of wooded & recently logged terrain, perfect for hunting, recreation, or future timber value. Bordered on three sides by state & federal land, this property offers unmatched privacy & direct access to vast stretches of public wilderness. Located just 2 3 miles from lake & camping access at McCubbins Point, it's a dream for outdoor enthusiasts, equestrians, or anyone seeking a serene, nature-rich environment. The land features three small ponds scattered throughout, providing natural water sources for wildlife or livestock. A variety of outbuildings add value & functionality, including 2 storage sheds, a storm cellar & a 10x12 hay shed. Whether you're looking for a working farm, private hunting retreat or a peaceful rural getaway, this property offers the space, infrastructure & natural surroundings to bring your vision to life.



MATT SMITH REAL ESTATE GROUP LLC

EXP Realty, LLC

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