

## 40 Acres Partridge Drive Climax Springs, MO 65324



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MLS# 3580056



# \$129,900

Just 1.5 miles off Highway 7 blacktop, this 40-acre tract offers the perfect blend of seclusion and accessibility. The land is entirely timbered, providing excellent cover for wildlife and making it a prime spot for hunting enthusiasts. A pond is located on the east side of the property, creating both a natural water source and recreation opportunity. Owning land on both sides of Partridge Dr, there is a huge gentle terrain area that is perfect for building your dream home, hunting cabin, or weekend getaway. With no HOA restrictions, you'll have the freedom to design and use the property as you wish. Whether you're looking for a private retreat, a place to put down roots, or simply a solid investment in land, this property has it all: privacy, nature, and convenience. Just minutes from the highway yet tucked away in the timber, it's a rare opportunity to own a versatile piece of land at this price point!



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