

169 Freeman Bluff
Lebanon, MO 65536



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MLS# 60313568



\$4,160,900

Now available, as an exclusive offering, is a truly landmark piece of the Missouri Ozark's in Dallas County. This offering, an assemblage of three (3) adjacent parcels totaling +/- 550.83 acres, offers +/- 2.5 miles of Niangua River frontage - making for a world class recreational tract, or a potential site for operators within the Agri-Tourism industry - with a timber upside. The Niangua River frontage aspect of the property provides year-round fishing, floating, scenery, and a potential for revenue. The river creates an "island" on the southwest corner which is part of this property. Many locals will recognize this property's iconic location by the view of the massive "Freeman Bluff", the properties namesake, and by its location just around the bend from Bennett Spring State Park, known for its Rainbow Trout fishing and clear waters. Lake of the Ozark's, Pomme De Terre Lake, Truman Lake, & Stockton Lake are also each within an hour-and-a-half drive. Just an hour away, is Springfield, Missouri the regions largest city - and the fastest growing metro in the state. Springfield is home to Springfield-Branson National Airport. Of the +/- 550.83 acres, approximately 70% is wooded and 30% cleared. The wooded portions of the tracts, are made up of mixed-upland hardwoods. With much of the stock being comprised of White Oak Group hardwoods with DBH's



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