

0 County Road 337a
Dora, MO 65637

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MLS# 60315657



Bryant Creek Acreage

\$580,000

With over 1/2 mile of crystal-clear Bryant Creek frontage, a newly cleared build site, electricity on site, and a well, Martin Bend offers one of the most usable and ready-to-enjoy river properties in Southern Missouri near Dora. Located where the county road dead-ends at the river, this diverse 73-acre tract features expansive gravel and sand bars, fertile hay bottoms, and a mature hardwood ridge with breathtaking views. Approximately 15 acres is a river bottom hay field with only 5 acres of that technically in the flood plain (but has not showed signs of flooding in the most recent record-breaking years). The hay fields sit high, and the timbered edges gently slope to the river... all of the river frontage is accessible, which is a river property rarity. Just 1.5 miles downstream from Hodgson Mill Spring--which produces over 23 million gallons of water daily--the water along this stretch is exceptionally crisp and clear. On the 14.5 acres that lies north of the county road, a new build site and its views to the river bottom has been cleared. A cabin site or camper spot has been leveled and an updated transformer and meter set. There is a 150ft deep well that has been inspected by a well company and \$3,500 to modernize it. Nearly a 2 mile float from Sycamore (Hodgson Mill area) and 5.5 miles to Warren Bridge. Fish and float from your own private gravel bar, or



Roger Evan Lawler
Phone: (417) 353-9057
TERRA Company

For full listing details, please scan:

