

40773 Waisner Avenue
Climax Springs, MO 65326



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MLS# 3584900



\$1,450,000

389 acres spanning across three counties and offering a strong combination of productive pasture, mature timber, live water, and excellent recreational appeal! The property includes 5 large open fields along with an additional string of fields that work perfectly for shooting lanes, food plots, or to hay. Multiple creek crossings, 4 year-round ponds, and a natural spring provide consistent water throughout the tract. The terrain lays exceptionally well with flat ground and gentle topography in the pastures, creating numerous quality building sites and easy access across the property by ATV or UTV and a mix of terrain in the timber acreage. Strong deer and turkey presence make this an outstanding hunting tract with food plots maintained in recent years and bedding areas. Over a mile of road frontage between Waisner Ave and Purmiville Dr adds flexibility and access. Well, electric, detached garage/shop, and a fixer-upper home that could serve as a hunting cabin are already in place. Unlimited possibilities for homesteading, hunting paradise, running livestock, or developing!



Allyson Cline

ReeceNichols Real Estate

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