

634 100th
Lamar, MO 64759



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MLS# SOM60319342



\$50,000

10 acres (m/l) of rural land with a mix of woods and open ground, offering a great setup for a weekend getaway or future build. The property includes about 9 acres of timber and 1 acre of cleared field. A wet-weather creek runs through the land, adding to the natural setting. There are two drive entrances off a gravel road, along with a trail system that runs through the property. Trails have been cleared and are easy to maintain. A path leads back to a private cabin or camping spot tucked behind cedar trees, giving you strong privacy away from the road. Wildlife is active in the area, with deer and turkeys seen on the property. The south boundary has new single-strand barbless wire fencing. The east side is fenced, and the north side is open. Water access is available across the road, with a meter installation previously quoted at just over \$1, 000. There are no utilities currently on the property. No easements are known. This land is best suited for recreational use, hunting, or a simple off-grid build. Access is by gravel road, and conditions can be rough after heavy rain.



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