

14188 3025
El Dorado Springs, MO 64744



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MLS# SOM60315294



\$575,000

Complete Recreational Package: Land, Cabins, River, Trails, Hunting, Fishing. For sale just 3 miles west of El Dorado Springs, MO in Vernon County, is this 135-acre tract of the most prime recreational property around. This farm boasts 1.2 miles of Clear Creek frontage, scattered food plot fields on the south, timbered ridges on the north, and lush creek bottoms with a wetland slough that can be improved for duck hunting. The ~3-mile trail system on this property is fantastic with quick and easy access for ATV, UTV, and trucks. There are 2 cabins on the property. The first cabin is set at the main gate and is a 16'x24', single room cabin with a kitchen, bathroom, and sleeping area. The cabin also has an outdoor shower, 14'x16' covered deck, circle drive, firepit area, and 15'x20' storage building with a 14'x20' attached lean-to. The property is improved with rural (public) water, electric, small septic, and fiber internet (available). The second cabin is completely off-grid, sits on the northwest corner of the property, and is primitive in nature. The setting is on a bluff above Clear Creek surrounded by hardwood trees. This cabin is 16'x20' with a large deck and firepit area. It showcases 1 large room with a kitchenette area, living room, wood stove, bathroom, and large-window views. A small solar system provides the electrical needs, and water can be hauled in for use. If you



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