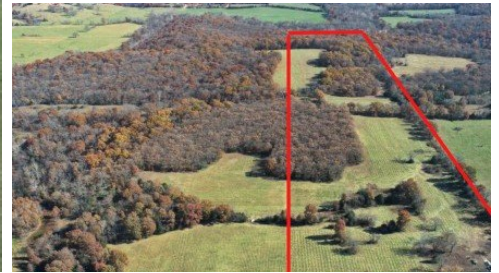
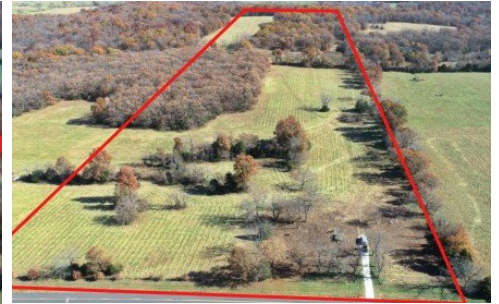


**000b J**  
Stockton, MO 65785



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MLS# SOM60310737



**\$257,000**

Legacy 40 Acres North of Stockton, Missouri: You simply won't find a better laying 40-acre tract of land than this property located about 10 miles north of Stockton, Missouri. With paved road frontage and a new gate in place, this parcel is ready to have a new home or cabin built or be developed into a top-tier hunting tract in southwest Missouri. The front of the property features a level location where the old homestead once stood and offers the perfect location for a home with a walk-out basement and a great view to the east. You could also create a long driveway going back into the heart of the property and build a new home or building well off the road. With easy access to electric and fiber internet and multiple locations for build-sites, bring your plans and get your project started. The hunting history and trail cam pictures speak for themselves. This area is loaded with wildlife and especially quality deer. Large blocks of timber surround this property to the north, south, and east, so the flow of deer through this parcel is very consistent. If you need additional recreational opportunities, Stockton Lake is accessed by a 10-minute drive and offers 27,000+ acres of boating, fishing, and additional hunting on the 36,000+ Corp of Engineer ground surrounding the reservoir. Outdoor activities are always at your fingertips in this location. And don't forget



**Ryan Hubbard**

Phone: (417) 296-4572

United Country American Heartland Real Estate

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