

000 County Road 340
Flemington, MO 65650



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MLS# SOM60318282



\$176,000

If you've been searching for a solid hunting and recreational tract in the Ozarks, this 40+/- acres in Hickory County deserves a hard look. Loaded with mature timber, excellent habitat, and a great layout, this property sets up extremely well for anyone looking to hunt, explore, or build a private getaway. The land is predominantly wooded with beautiful mature hardwoods, creating ideal cover and food sources for wildlife. Deer and turkey sign are abundant, and the property's layout naturally funnels movement through the timber--making it a strong setup for stand locations. A pond tucked within the property provides a year-round water source for wildlife and adds to the overall character of the land. An established trail system runs throughout the property, allowing easy access and for quietly slipping into hunting spots. The topography is excellent, with gently rolling ground that offers multiple potential build sites for a cabin, hunting camp, or country home. With good access and plenty of privacy, this tract offers the perfect balance of convenience and seclusion. Even better, an additional adjoining 40+/- acres is also available, creating the opportunity to expand into an 80+/- acre hunting and recreational property if desired. Properties with this kind of timber, water, access, and hunting potential are getting harder to find in the



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