

**000 County Road 522**  
Winona, MO 65588



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MLS# SOM60325798



**\$522,000**

Once in a lifetime property, with no other private property between this and the Current River! Gorgeous building site with electric on top of a gentle rise that overlooks a 1.4-acre spring-fed pond & has a panoramic view of the tall forested hills. Enjoy the beauty & charm of your own portion of Little Rocky Creek as you cross its bedrock bottom on your private driveway. About 15 acres of wildflower & prairie-grass enhanced fields with oak, pine, & persimmon trees sprinkled in to attract wildlife, including elk which have been in the fields. Property qualifies for the landowner elk hunting permit drawing. Over half a mile of boundary with Rocky Creek Conservation Area enhances the phenomenal privacy of this property & gives you easy uninterrupted access to over 100, 000 acres of your public lands. Treat yourself & friends to the allure of local attractions like Klepzig Mill, just 2 miles down County Road 522, where elk & wild horses are often seen. Also enjoy the Current River, just 3.7 miles away, or nearby Rocky Falls. If you provide an RV electric panel, Howell-Oregon Electric Coop will install it on the existing old-homesite pole for \$120, plus the \$250 one-time membership fee. You can quickly and affordably enjoy your own very private electric campsite. Stay there while your dream home is being built. No restrictions, no building permits required, no



**Daniel Drees**

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