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El Dorado Springs, MO 64744



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MLS# SOM60326762



**\$365,500**

**Rare Combination of Hunting, Location, & Build Site:** This 43-acre surveyed tract of vacant land is truly one of the most stunning properties I have represented. It is a full circle of hunting potential, stunning build-site views, & landscape diversity. The property lies just 1 mile northeast of El Dorado Springs, but sits on a dead-end, paved road giving the secluded feel yet close to many amenities. The property is easily accessed through a double gate off the county road with fiber internet, electricity, & public water running along the road. The hunting potential on this property is tremendous. I've seen deer & turkey on every visit to this property. The habitat includes open fields improved with clover, oak & walnut woodlands, a hidey-hole bottom field that would make a killer food plot location surrounded by a bluff & stream, & a wooded corner of deer bedding area. For a small tract, this property hunts very big. Additionally, this property has had very little hunting pressure, so the wildlife abounds. The view sites on this property are first-class. The southeast corner of the property, where the best build-site lies, has a 1-2 mile view north to Wah-Kon-Tah Prairie which is a 3, 500 acre prairie preserve located in Cedar & St Clair County, MO. This conservation area plus thousands of acres along the Osage River, Sac River, Truman Lake, & Stockton Lake, gives



**Ryan Hubbard**

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