

Timbered Lakes Retreat

40.57 Acres

Howell County, MO

\$295,000



HAYDEN  OUTDOORS®

Timbered Lakes Retreat

TOTAL ACRES:

40.57

PRICE:

\$295,000

COUNTY:

Howell County

CLOSEST TOWN:

Mountain View, MO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber
Wooded

Land Details

Address: TBD US Hwy 60, Mountain View, Missouri 65548, USA
Closest Town: Mountain View
Total Acres: 40.57
Estimated Taxes: \$2,023 - 40.07

Building Details

Basement: None
Outbuildings: 3
Fence Type: Barbed/Electric

Property Summary

Situated less than 5 miles from Mountain View and 12 miles to Willow Springs this 40.57+/- acre property is second to none. With multiple outbuildings, 2 gorgeous lakes, and 15+/- acres of lush pasture, there is rural water and power already in place making this an ideal location to run some livestock as well as build your dream home. There is direct access via Highway 60 and it also county road frontage along the East boundary.

Land

Whether you are looking for a place to build your dream home, run some livestock or have a recreational mecca, the Timbered Lakes Retreat is one of the most versatile properties available. The centerpiece of the property is the 2 incredible lakes that are tucked away in the timber. These lakes are full of fish and and are have 360 degree access allowing you to fish all ares of the water. There are well maintained trails that wind through the timber leading down to them. The southern lake has a stunning park-like setting that is ideal to sit back and enjoy an evening or have a lakeside picnic. There are 3 metal sided outbuildings on the property that have power run to them. The first is a shop that measures 26x50 with 10' side walls and has a partitioned off space that could be used as an office of just a place to relax. The next building measures 40x50 and has a 10' lean to off one side. This one is ideal for equipment and hay storage or a great place to park an RV or boat. The last is a 24x40 that is being used as hay storage. These buildings have large slider doors and offer a variety of uses. In addition to the already on site power, there is also rural water in place. Timbered Lakes Retreat also has an abundance of livestock and recreational opportunities. There is fencing and cross fencing in place on the roughly 15 grazable acres allowing you to rotate livestock from one pasture to another. The balance is a beautiful stand of oak timber where the current owner has harvested numerous deer in the past. In addition to the direct access from Highway 60, there is also frontage along county road 2790. If desired, the abundant access would allow this property to have multiple homes built on it. Call today for a private showing of this gorgeous heart of the Ozarks property!

*Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification may be required**)*

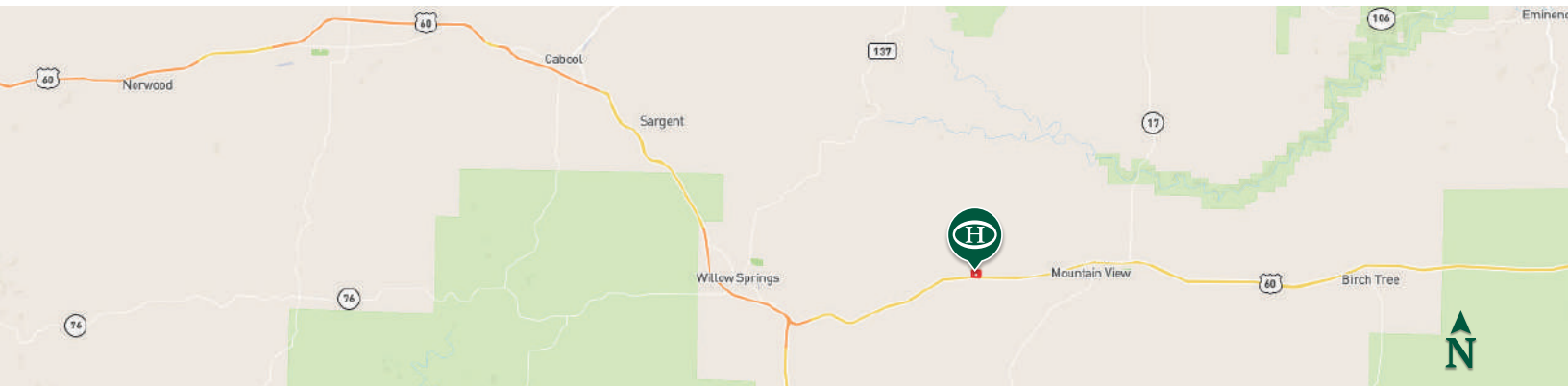
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 Boundary

BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.






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FARM, RANCH & RECREATIONAL REAL ESTATE





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