

# 1567 acres St. Francois County

Turn your passion into cold hard cash with this turn-key hunting operation located in the foothills of Southern Missouri.

Rated among the top 10 premier whitetail hunting ranches in the world, Twin Lakes Paradise is the ideal destination for a hunting trip of a lifetime. 1567 heavily timbered acres, settled in the foothills of the Ozark Mountains, is home to 300+/- whitetail deer, European Mouflon Ram and Axis deer.

## \$4,500,000



# RACKS & TRACTS

**Bob Nichols**

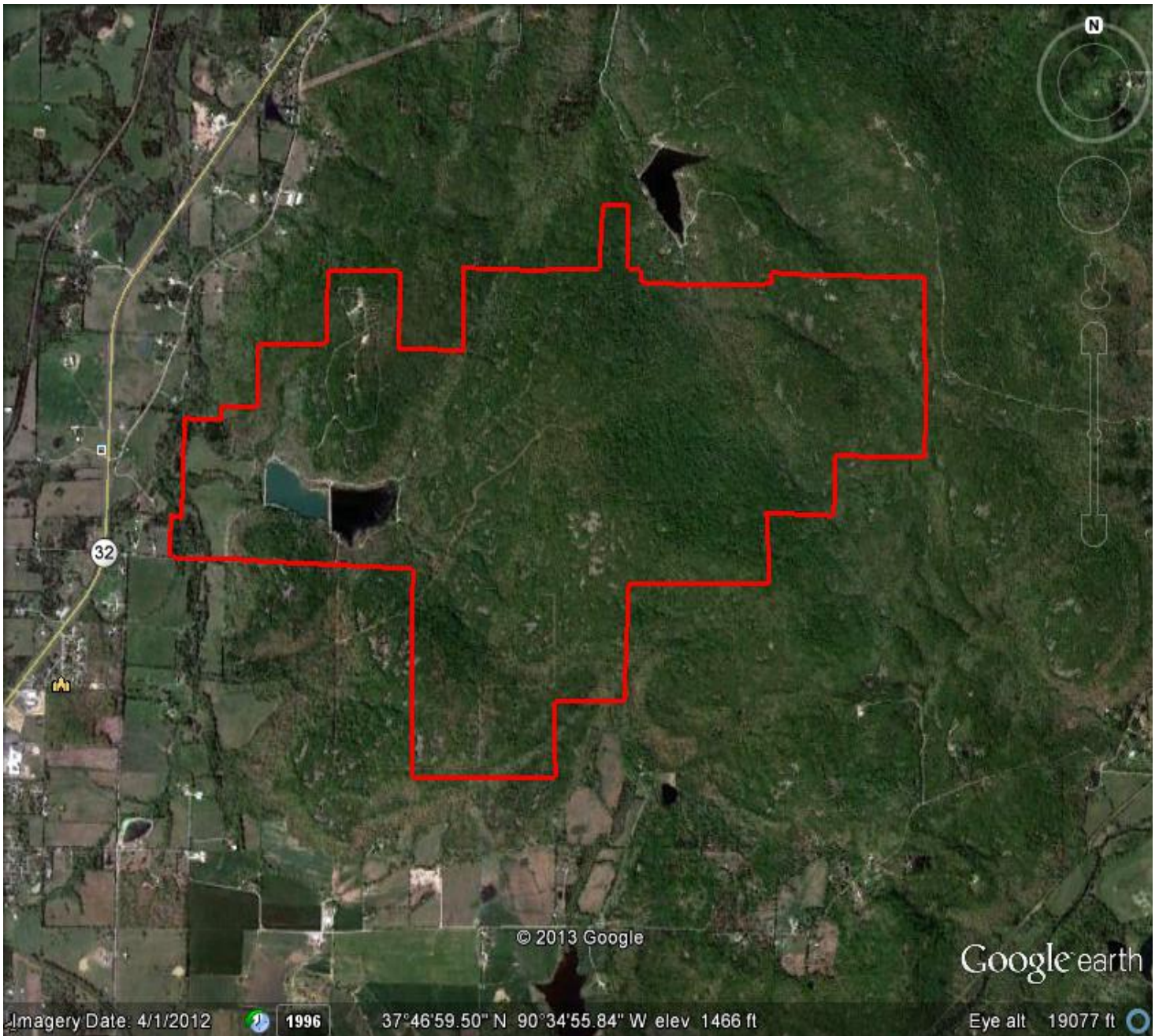
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**SPECIALIZING IN INVESTMENT  
& HUNTING PROPERTIES**





Two 20 acre spring-fed, fully-stocked lakes on site; each providing added enjoyment with large-mouth bass, crappie and bluegill fishing as well as abundant waterfowl hunting.

Additional improvements include a 1200+/- sq. ft. (fully-furnished) hunting lodge, storage buildings, walk-in cooler, feeders/waterers, working facilities, breeding/holding pens, well-houses, grain bins, 12 miles of high fence, stands and more.

Selective breeding, world-class genetics & 14+ years of experience in guided hunts combine for an opportunity you don't want to miss.

\$500K potential yearly income.





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## **Driving Directions:**

**From St. Louis, Hwy 55 South approximately 35 miles to right on Hwy 67 30 miles to right on Hwy 32. 11 miles to left on Vineyard Lake.**