



125 Surveyed Acre Hunting Tract for Sale

Pulaski County Missouri

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL



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PRICE
REDUCED



PROPERTY ADDRESS:

00 Cliff Road
Dixon, MO 65459

PRICE: \$272,000

ACRES: 125

COUNTY: Pulaski

PROPERTY DESCRIPTION:

This is an incredible opportunity to own a top-notch hunting tract and with season just around the corner, you won't want to miss out on everything this 125 surveyed acres tract has to offer. The Gasconade River bottoms are in close proximity which adds to the trophy whitetail and turkey numbers and this place has the cover to house them. Cliff Road is a private gravel drive and the property has two gated entrances off the county road.

At one time this was an entirely wooded tract but the property owner had roughly 50 acres cleared with a forestry mulcher. Forestry mulching is the absolute best way to clear property and preserve the natural habitat as it leaves the soil structure intact and the mulched material is left on the ground to act as an erosion barrier while returning nutrients back into the soil. There were many long, deep funnels cleared and created at that time as well providing excellent areas for food plot locations. Native grasses have now grown up in a lot these areas providing excellent pasture ground.

The property has multiple wet weather creeks and two natural springs that add the perfect water source for wildlife. The wooded areas are mostly made up of mature hardwoods and pockets of cedars. There are miles of trails throughout providing unlimited entry options and stalking opportunities for hunting. I have personally seen numerous whitetail and turkey while on the property. You can stand almost anywhere on these 125 acres and listen to the spring water rolling off of the creek beds. This is an unbelievably beautiful property that has the most private setting imaginable, don't miss out on your opportunity to own this special place!

PROPERTY HIGHLIGHTS:

- Excellent deer and turkey hunting
- Beautiful natural springs
- Wet weather creek
- Multiple building sites
- Natural habitat
- Open ground has all been forestry mulched
- Vegetation management
- Two gated entrances off the county road



PRESENTED BY:

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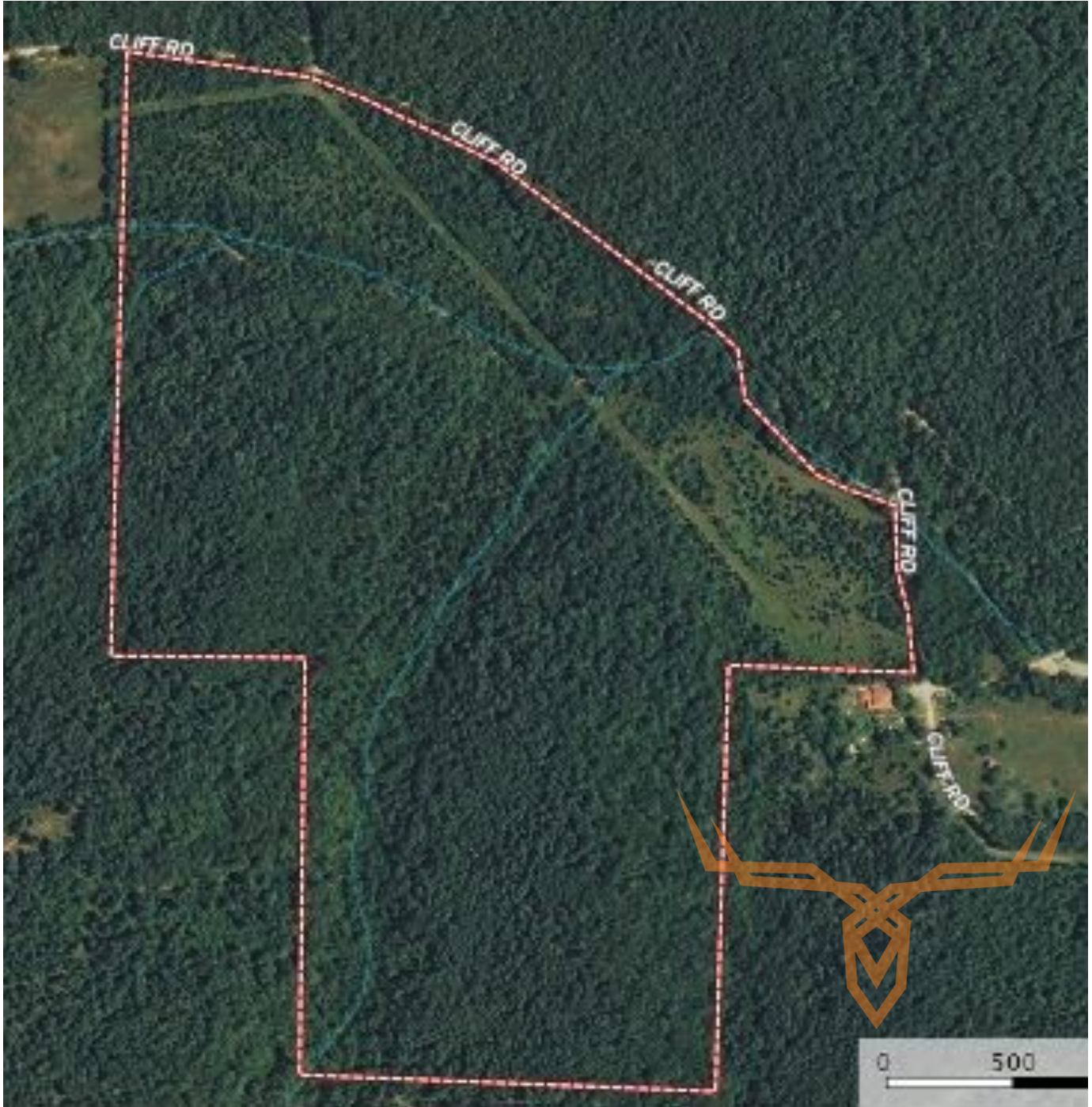


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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$74.91

TAX YEAR: 2017

