



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

# Osage River Waterfront Lot for Sale - Osage County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



#### PROPERTY ADDRESS:

1713 County Road 416  
Bonnots Mill, MO 65016

**PRICE:** \$37,000

**ACRES:** .3

**COUNTY:** Osage

#### PROPERTY HIGHLIGHTS:

- River Frontage
- Large yard
- Sand bar
- Excellent Camping Location
- Nearby Boat Ramp
- Nearby Conservation Area

#### PROPERTY DESCRIPTION:

Osage River Front Retreat! This 0.3 acre parcel is 20 miles from Jefferson City and offers the perfect retreat from those long hours spent in the office during a stressful work week. This parcel lays conveniently along the river's edge, making it ideal for camping with family and friends with plenty of room for yard games and other fun. Take in that much needed fresh air while you share laughs, capture spectacular sunsets, and roast marshmallows over late night bonfires. The river is accessible from the property and when the water level allows, a large sand bar enhances the space for entertainment.

Launch your boat only minutes away at the Bonnots Mill Boat Access ramp! This stretch of river is less than two miles from the mouth of the Missouri River and is excellent for watersports and fishing. The Smoky Waters Conservation Area on Dodds Island, sits just across the river from this parcel with over 1,100 acres of public access. Dodds island can be hunted for deer or waterfowl for the ultimate sportsman's experience.

Whether you are looking for a place to camp, park a seasonal trailer, or build a river cabin, this is a spot you'll want to consider. With utilities nearby, this is a unique chance to own a river front property and make it something special!



#### PRESENTED BY:

#### COURTNEY NICKS

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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