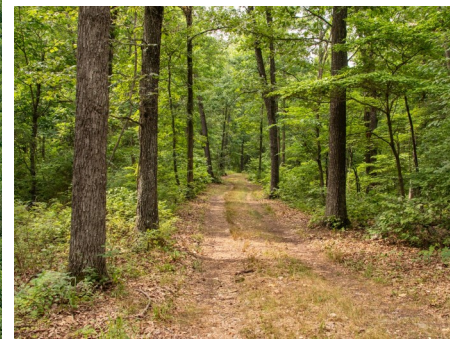




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

520± Acre Multi-Purpose Property for Sale - Texas County

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



PROPERTY ADDRESS:

00 Hwy M
Plato, MO 65552

PRICE: \$1,598,700

ACRES: .519±

COUNTY: Texas

PROPERTY HIGHLIGHTS:

- Blacktop Road access
- Owned private access road
- Spring fed live-water
- Roubidoux Creek Frontage
- Burkart Branch
- Springs
- Mature Timber
- Electric
- Incredible Hunting
- Extensive trail system
- Gorgeous Views
- 25 Minutes from Houston, MO
- 35 minutes North of Mountain Grove, MO
- 45 minutes from Waynesville, MO
- 1 hour from Lebanon, MO

PROPERTY DESCRIPTION:

Welcome to this incredible, multi-purpose 520+/- acre farm in Texas County, Missouri. It is an outdoorsman's dream. Your private road leads you back off the beaten path to the peaceful and secluded land that dreams are made of. Massive blocks of mature timber surround its lush bottom ground that sits along over one mile of the spring fed Roubidoux Creek and Burkart Branch. Aside from the large bottom-ground fields, multiple smaller clearings are set up for food plot scenarios scattered throughout the property. Everywhere you look, you will be surrounded by tremendous habitat, funnels, pinch points, and trail systems that run through the property to the Roubidoux and



PRESENTED BY:

WAYLON MARTIN

Land Specialist

M: (417) 410-5964

P: (855) 573-5263 x712

E: wmartin@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophyapa.com

leads@trophyapa.com

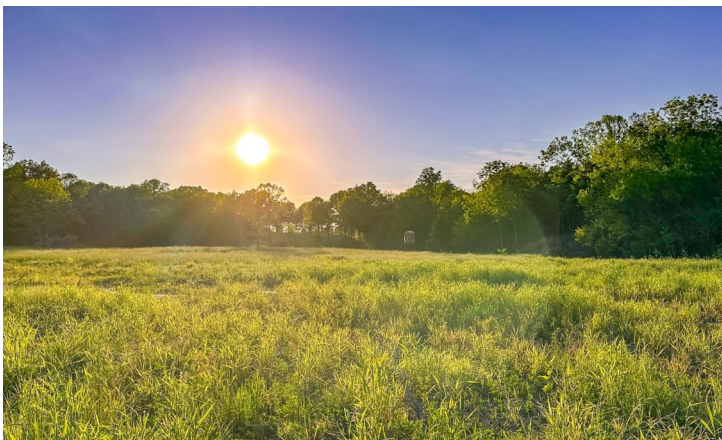
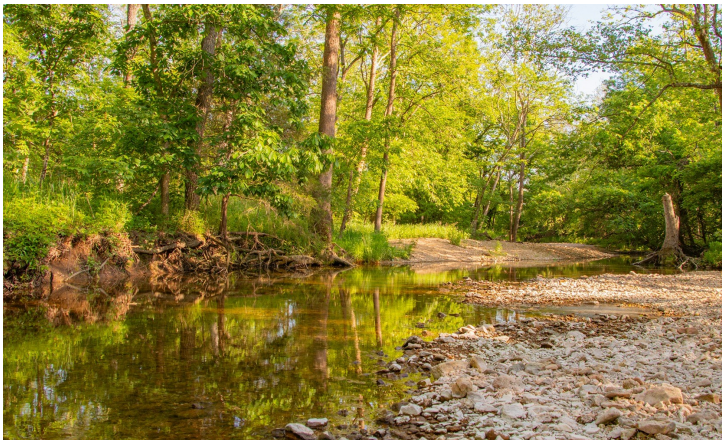
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Burkhart valleys. The perimeter of the property is fenced. Equipped with a few small caves, as well as multiple springs and wet weather creeks throughout the property. Armed with mature walnut, white oak, and black oak that tower throughout. The banks of the Roubidoux here allow for great river fun for the whole family. This amazing farm literally has it all!

There is an abundance of turkey, deer, and rabbit, and you'll even hear plenty of quail whistling around the fields and banks of the Roubidoux. The deer hunting is top-notch and some great bucks live on this hidden gem, tucked away from roads and surrounded by large tract landowners. On this farm, you can even fish as you wade the Roubidoux. For those wanting even more you will have unlimited ability to food plot, create quality hay production, and potential for tillable farming or livestock if one desires, allowing for great opportunities for its new owners.

Simply put, finding a better investment or hunting opportunity on the market today will be hard. This property cannot be duplicated with its great access, secluded location, live water features, and all it has to offer. Its beautiful open bottoms, mature timber ridges, deep draws, and funnels excite any outdoorsman and allow for great success every season. Just minutes from Plato, Northwest of Houston, this land is ready for hunting, land management, relaxing by the stream, farming, cattle, recreation, and your dream home or secluded cabin.

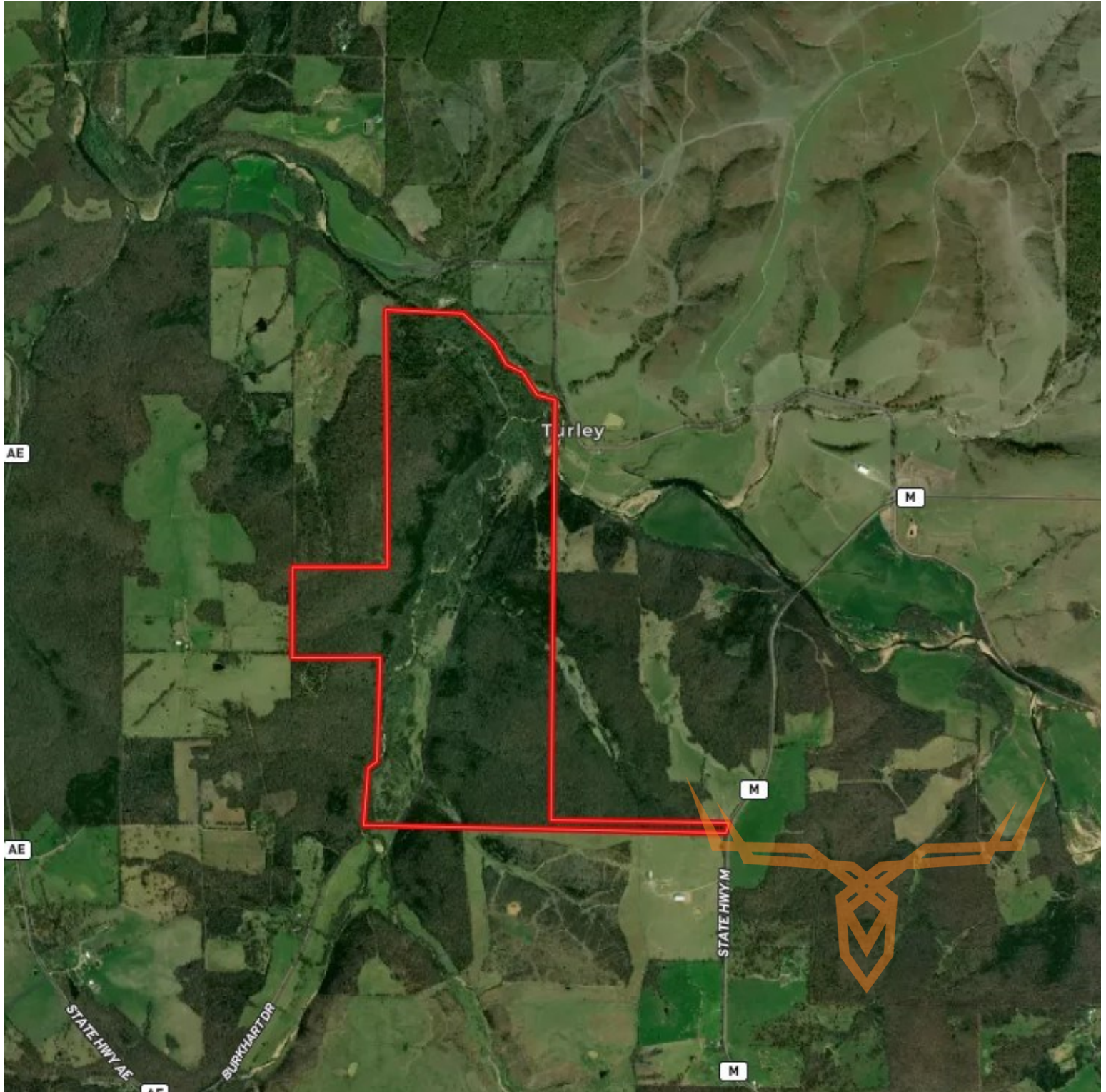




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal