



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

# 3.6 ACRE PARCEL ON POMME DE TERRE FOR SALE - HICKORY COUNTY

Trophy Properties and Auction • (855) 573-5263 • leads@trophy.com • www.trophy.com

**PRICE REDUCED!**



**ADDRESS:** 00 County Road 50, Cross Timbers, MO 63634

**PRICE:** \$29,400

**PROPERTY HIGHLIGHTS:**

- 3.6 acres
- 30 minutes south of Warsaw Mo.
- 1 hour from Springfield Mo.
- Pomme De Terre Arm of Truman Lake
- 0.5 miles to Sapps Landing boat ramp
- Adjoins tons of Corp land
- Level build site
- Beautiful hardwoods
- Electricity nearby

**PROPERTY DESCRIPTION:**

Located just 30 minutes south of Warsaw, Missouri, and an hour north of Springfield, this 3.6-acre parcel offers a prime blend of accessibility and natural beauty. The land adjoins the Corp of Engineers property, ensuring a backdrop of unspoiled wilderness along with thousands of acres for hunting, hiking and exploring. The property features a level building site, ideal for constructing a dream home or getaway retreat. Surrounded by magnificent hardwoods. Setting up the perfect landscape for all nature lovers. Offering a serene environment throughout the seasons. With electricity conveniently located nearby, developing the property is straightforward and cost-effective.

Situated on the Pomme De Terre arm of Truman Lake, this property is a haven for outdoor enthusiasts. It's just a half-mile from the Sapps Landing public boat ramp, providing easy access to some of the best fishing and boating in the area. Truman Lake is renowned for its recreational opportunities, including fishing, boating, and wildlife hunting, making this location perfect for those seeking both adventure and tranquility. This unique combination of natural beauty, practical amenities, and proximity to key locations makes it an exceptional choice for your next investment or home site.



**PRESENTED BY:**

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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