



Wooded Hunting & Recreational Tract for Sale - Miller County

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

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



PROPERTY ADDRESS:

446 County Side Road
Iberia, MO 65486

PRICE: \$599,900

ACRES: 148.74±

COUNTY: Miller

PROPERTY HIGHLIGHTS:

- Excellent woodland deer & turkey habitat
- Marketable timber
- Extensive interior trail system
- Clearings for food plots
- RV electric hookup
- New (2023) nicely finished cabin
- Well (2023)
- Electric
- New storage shed (2023)

PROPERTY DESCRIPTION:

149± acres of wooded hunting and recreational ground 20 minutes from Osage Beach and Lake of the Ozarks State Park. This property features a gently rolling terrain and an incredible amount of mature timber with cedar thickets, ridgetop and creek bottom clearings for food plots, enclosed elevated hunting blind, and a newly constructed lake with fishing and swimming dock. A 2020 timber appraisal estimated the property contains 795,862 board feet of hardwood sawtimber valued at over \$100,000 at that time. There is an extensive and well-maintained trail system throughout the property that can accommodate your ATV or even pickup. There are also miles of gravel county roads surrounding the property to explore.

The acreage includes a newly constructed, nicely finished 2-bed / 1-bath cabin featuring a large living room / dining area, full kitchen, storage/mechanical room, electric base-



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board heat, wall mounted a/c, and generator hookup for emergency power. The newly constructed shed features electricity, a garage door, and enough space to park your ATV and store equipment. There is also a second cabin (prefabricated and ready for electricity and water) that is not included in the asking price but can be negotiated as an additional option. The area around the cabin and shed is level and graveled and includes an RV electrical hookup and level pad site. The timber in front of the cabin has been thinned to create a park-like setting. Truly a turnkey hunting property with all the amenities and comforts of home!



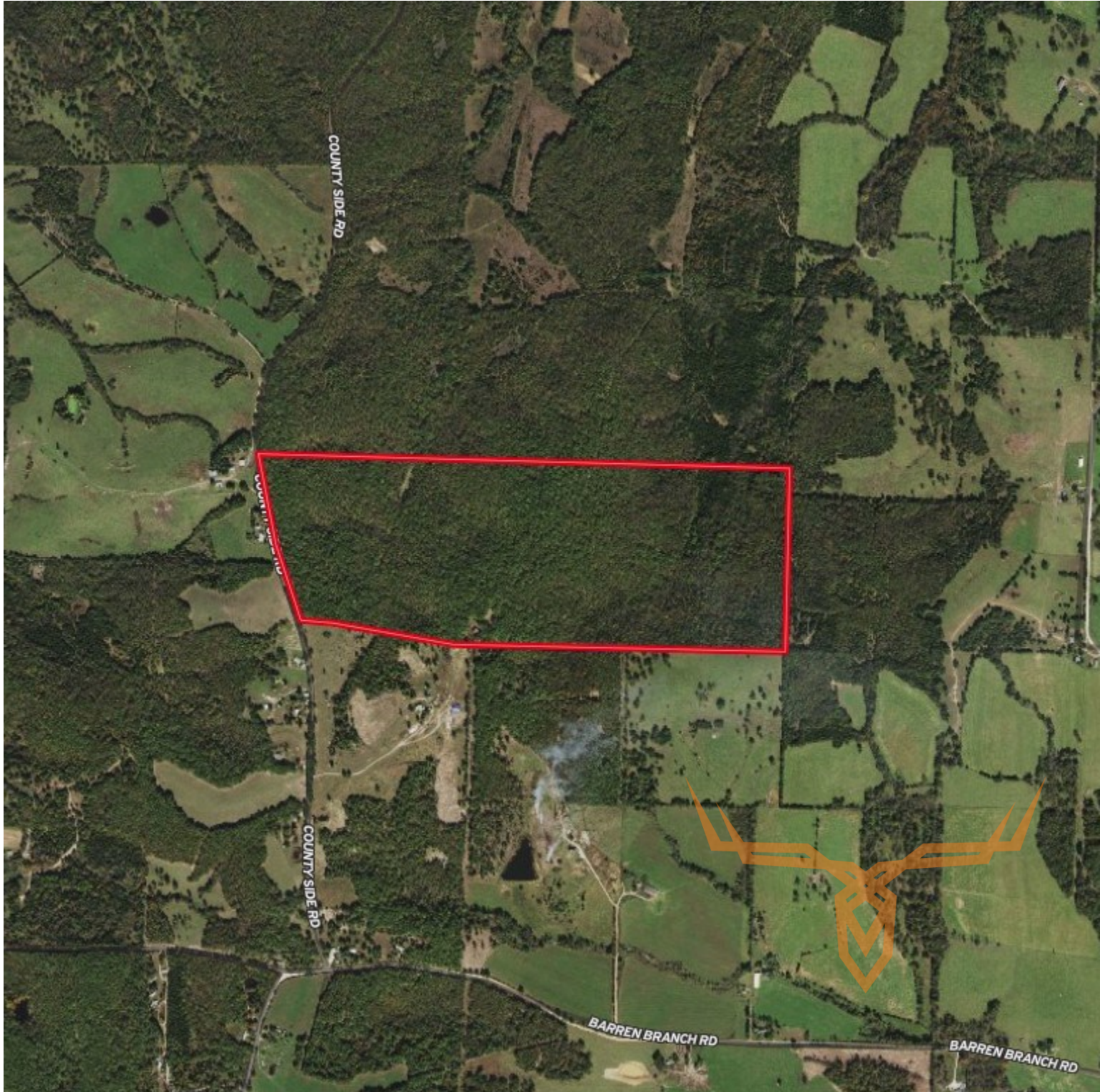
Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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