

MIDWEST LAND GROUP PRESENTS



**23 ACRES**  
**HICKORY COUNTY, MO**

**24517 County Rd 64, Cross Timbers, Missouri, 65634**





MIDWEST LAND GROUP IS HONORED TO PRESENT

# ULTIMATE RECREATIONAL PROPERTY

---

Location is key when it comes to recreational properties and build sites. This beautiful 23 +/- acre property located west of Cross Timbers is the one! For over 50 years this property has been in the same family. When you see it, you will know why. Gated access leads you to a well-kept 2-car garage with electric hookups and a wood stove that would make an ideal cabin and boat storage. Located on the peak of Buck Mountain, this one-of-a-kind property has a gentle topography and

easy access but combines a couple of deep draws that create perfect deer funnels. The turkey hunting is also incredible and you are only a ½ mile from Sapps Landing Boat Launch that takes you to Truman Reservoir. The fishing in this area is incredible, some of the best you will experience. Whether you want a place to hunt, fish, or build your dream home with incredible views, you can't miss this one! Call Paul Lowry to schedule your private tour today, at (816) 500-2513.





# PROPERTY FEATURES

PRICE: **\$130,000** | COUNTY: **HICKORY** | STATE: **MISSOURI** | ACRES: **23**

---

- 624 sq. ft. two-car garage
- Concrete, electric, and wood stove
- Would make an ideal cabin
- Nice wide trail system
- Covered in deer and turkeys
- Cleared area for a food plot
- Short distance off blacktop
- Beautiful oak and hickory hardwoods
- Gentle topography
- Top of Buck Mountain with incredible views
- ½ mile from Sapps Landing boat launch to Truman Reservoir





23 +/- ACRES

---





# NICE WIDE TRAIL SYSTEM

---



## 624 SQ. FT. TWO-CAR GARAGE

---





# BEAUTIFUL OAK AND HICKORY HARDWOODS

---





# TOP OF BUCK MOUNTAIN WITH INCREDIBLE VIEWS

---





# ADDITIONAL PHOTOS

---





# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 38° 0' 34.36, -93° 17' 56.07

**25-38N-22W**  
**Hickory County**  
**Missouri**

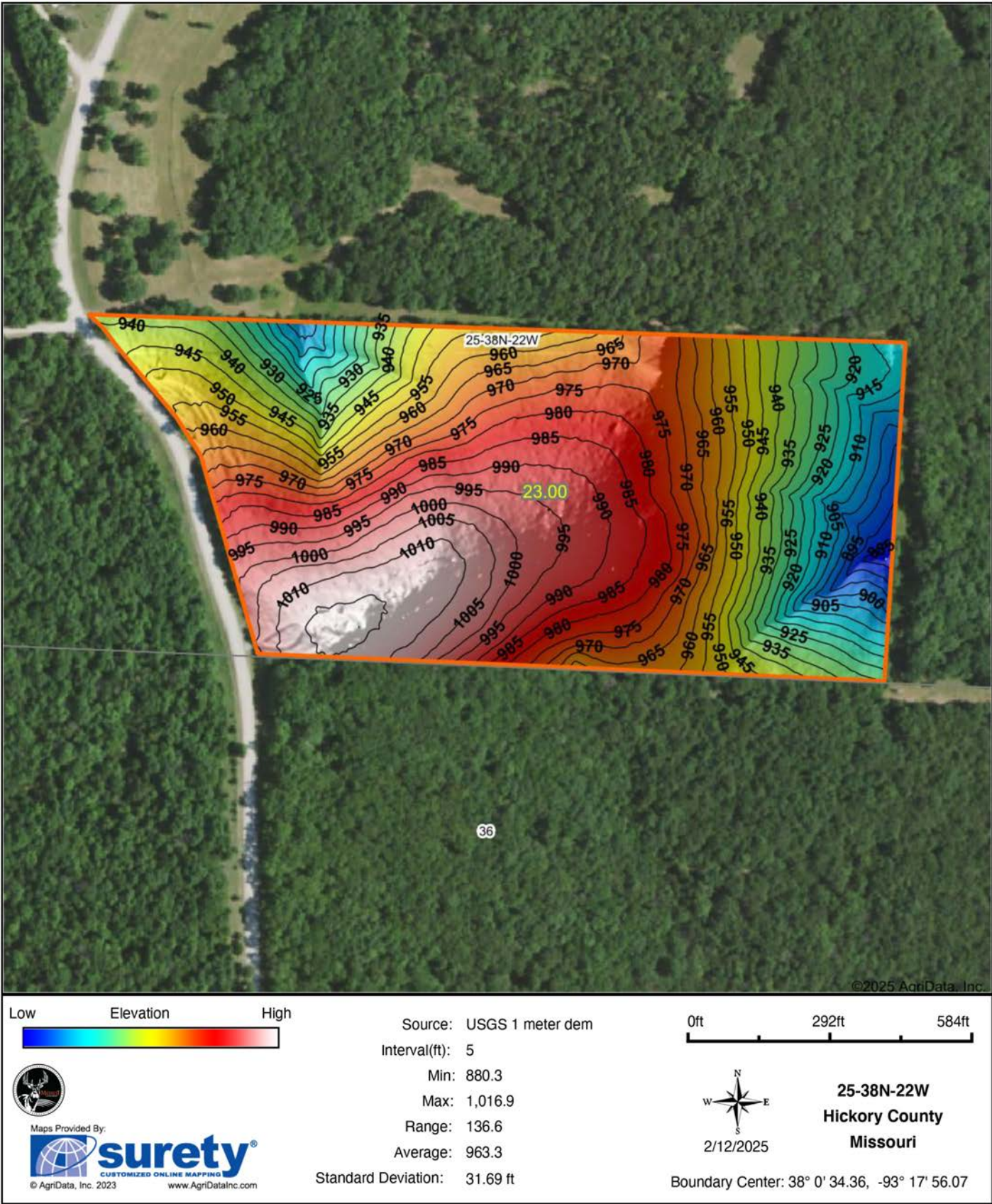
0ft 317ft 634ft



2/12/2025



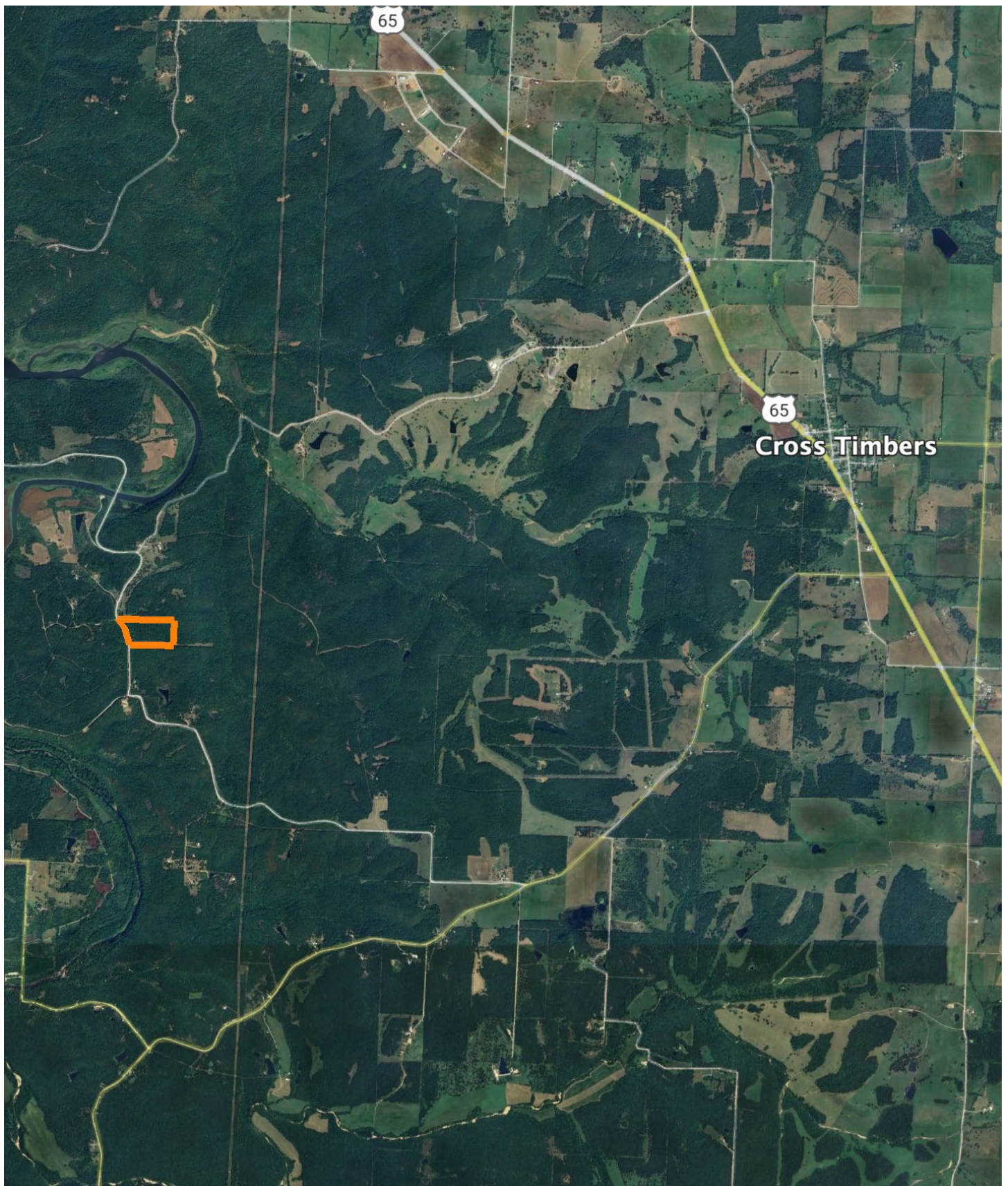
# HILLSHADE MAP





# OVERVIEW MAP

---





# AGENT CONTACT

---

Raised in a Central Iowa farming community, Paul Lowry was always outdoors. Whether working the land baling hay, farming row crops, raising livestock and horses or roaming acres hunting, hiking and fishing, his love of the land was formed at an early age. With this foundation and years of professional experience as a wildlife biologist, Paul sees the unique features and potential in a property, which is exactly what buyers and sellers need in today's market.

Paul earned his animal ecology degree from Iowa State University and moved to Missouri in 2001, spending almost 14 years with the Missouri Department of Conservation. He has taught habitat and wildlife management courses, co-chaired the Private Land Deer Management Team, was a hunter education and private land burn instructor, and assisted with writing state deer management and hunting guides to help landowners create and sustain the best hunting and/or farming conditions possible on a property.

In 2015, Paul's wife, Kari, was offered a career opportunity in Australia where Paul worked as a wildland firefighter. The couple now resides back in Missouri, where Paul is putting his expertise in land management and conservation to work on his clients' behalf as a Midwest Land Group agent. Spending years walking and evaluating farms, mapping out habitat projects and working with farm bill programs, he understands what makes land special to each buyer and seller. Knowing everyone has different needs and goals, Paul's expertise will help you find the perfect hunting tract, farm, recreational haven or investment property.



**PAUL LOWRY**, LAND AGENT  
**816.500.2513**

[PLowry@MidwestLandGroup.com](mailto:PLowry@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming