

LAND FOR SALE

AFFORDABLE 40 +/- ACRE HUNTING TRACT WITH BUILD SITE NEAR SETTLE'S FORD CONSERVATION AREA



PROPERTY FEATURES

- 28 +/- acres of mature timber
- 12 +/- acres of open pasture
- Two ponds, including one with fish
- Scenic build site ideal for a home or cabin getaway
- Utilities - access to rural water, electricity, and high-speed fiber internet
- Excellent deer and turkey hunting
- Located next to Settle's Ford Conservation area (7,300 acres) providing additional hunting, hiking, & fishing



PRICE: **\$260,000**

COUNTY: **BATES**

STATE: **MISSOURI**

ACRES: **40**



For more information, contact:

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MidwestLandGroup.com BUYERS, SELLERS, AND LAND – CONNECTED

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.
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