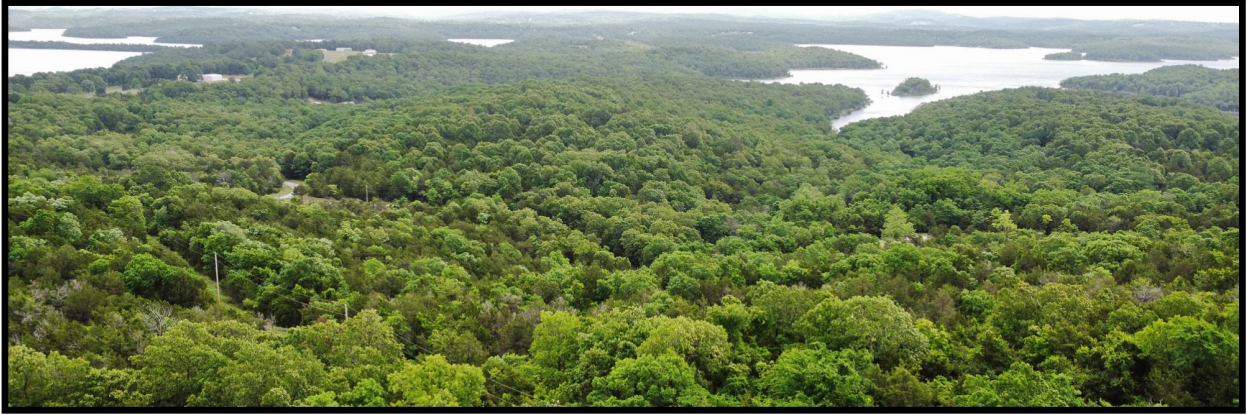


Sierra Ozark Corporation 417-273-4212 sierraozark.com

H. K. Gaulding, Broker h.k.gaulding@gmail.com cell 417-299-0110

**STATE LINE 143 ACRES WITH FULL TIME LAKE VIEW
\$429,000**



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STATE LINE 143 ACRES WITH FULL TIME LAKE VIEW

With paved road frontage and a good nearby launching ramp to Bull Shoals Lake, this mostly wooded land has a very secluded setting and a drilled well with well house that's ready for you to build your retirement home (or second home).

The power line is in and working, and the wildlife abounds. Deer stands and a very nice hunting blind are already in place. Deer or turkey hunt for awhile (in season of course), then go put the boat in Bull Shoals Lake and catch a stringer of bass or crappie for supper.

This land can be very private or would be easy to subdivide into multiple good homesites.

NO restrictions here.

LISTING INFORMATION

ADDRESS	000 County Road 642 Theodosia, MO			
TAXES	POSSESSION	ROAD	NEAREST TOWN	SCHOOL
\$55.52	at cloing	paved	Theodosia-10	Lutie

LAND

TOTAL ACRES	WOODS/OPEN	TERRAIN	MINERAL RIGHTS	FENCING
143	85/15	level to sloping	intact	some

OUTSTANDING FEATURES

Year round lake view, no restricitons
Paved road frontage

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