

**Sierra Ozark Corporation** 417-273-4212 [sierraozark.com](http://sierraozark.com)

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Don Smiley, Broker Agent [donsmiley123@gmail.com](mailto:donsmiley123@gmail.com) cell 417-543-3685

**35 ACRES IN THE BACKWOODS  
WITH POWER AND WATER \$122,500**



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## 35 ACRES IN THE BACKWOODS WITH POWER AND WATER

This 35 acres is about midway between Theodosia and Gainesville on a gravel road in a remote area. It is all wooded with some nice big timber scattered throughout. Electric power is already in place and a well is also there. No information is available on the well other than the fact a mobile home was there but has since been removed. Numerous springs come out in the hollow below the house site. This is a perfect place to set up a nice deer camp or build a home and live off the land in the backwoods.

NO restrictions here.

### LISTING INFORMATION

ADDRESS	000 County Road 819 Isabella, MO.			
TAXES	POSSESSION	ROAD	NEAREST TOWN	SCHOOL
\$12.00	@ closing	county gravel	Theodosia-9mi	Lutie

### LAND

TOTAL ACRES	WOODS/OPEN	TERRAIN	MINERAL RIGHTS	FENCING
35	wooded	sloped	intact	none

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