

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

H. K. Gaulding, Broker [h.k.gaulding@gmail.com](mailto:h.k.gaulding@gmail.com) cell 417-299-0110

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

**NEAR LAKE TIMBERLAND \$330,000**



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## NEAR LAKE TIMBERLAND

This level to hilly 134 acre parcel has everything many folks are looking for: lots of nice timber with trails winding through the woods, one bottomland hayfield, a common boundary line with the Corps of Engineers Bull Shoals Shoreline, several excellent building sites, and no nearby neighbors. You will also find a spring fed pond on the property. In fact, the Mark Twain National Forest has 38,807 acres here in Ozark County, and the closest part of it is within a half mile of this land.

Except for the wild turkeys and songbirds, most of the inhabitants have four legs. They make interesting neighbors, and some of them, you'll enjoy having for dinner

Shown by appointment only.

### LISTING INFORMATION

ADDRESS	TBD County Road D-873, Thornfield MO			
TAXES	POSSESSION	ROAD	NEAREST TOWN	SCHOOL
\$46.27	at closing	county gravel	Thornfield-5 mi	Thornfield

### LAND

TOTAL ACRES	WOODS/OPEN	TERRAIN	MINERAL RIGHTS
134.1	95/5	level to sloping	in tact

### OUTSTANDING FEATURES

close to Pond Fork, adjoins government take line

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