

# Secluded Timber Views

44.00 Acres

Barry County, MO

\$239,000



HAYDEN  OUTDOORS.



# Secluded Timber Views

TOTAL ACRES:

44.00

PRICE:

\$239,000

COUNTY:

Barry County

CLOSEST TOWN:

Washburn, MO

## Activities & Amenities:

ATV/Off Road  
Food Plots  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Timber

## Land Details:

**Address:** XXXX Farm Road 1090,  
Washburn, Missouri 65625, USA  
**Closest Town:** Washburn, MO  
**Total Acres:** 44.00  
**Zoning:** Agricultural  
**Topography:** Timbered Rolling Hills  
**Vegetation:** Timber  
**Source of lot size:** Assessor/Tax Data

## Building Details

**Outbuildings:** 1  
**Types of Outbuildings:**

- Storage shed / Off Grid Cabin

## Property Summary

Nestled in the Ozark Mountains just east of Washburn, MO, this 44-acre retreat offers timbered views, wildlife, and seclusion. Highlights include a wet weather creek with a bluff, a 50'x50' concrete pad, two storage sheds (12'x20' and 10'x16'). With mature timber, trails, and food plot potential, it's a hunter's paradise and a serene getaway.

## Land

Located just a few miles east of Washburn, Missouri, this 44-acre property offers secluded timbered views, hunting opportunities, and complete seclusion, making it the perfect retreat for outdoor enthusiasts. This property provides end-of-the-road privacy on your piece of Ozark Mountain paradise.

The land features trails, granting easy access to different parts of the 44 acres. Tucked back in the timber on a leveled hillside, the framework of an off-grid hunting cabin is ready for customization with a 50'x50' concrete pad, offering endless possibilities for additional structures or outdoor use. Two sheds—measuring 12'x20' and 10'x16'—provide ample storage space for equipment, tools, or supplies.

The acreage is densely covered in mature timber, with several open areas perfect for establishing food plots to attract the abundant deer and wildlife. Surrounded by large tracts of land, this property is a true sanctuary for hunters and nature lovers alike, offering incredible opportunities for big game hunting, predator hunting, and small game pursuits.

Whether you're seeking an off-road adventure, a peaceful retreat in nature, or a hunting property, this property offers unmatched beauty, privacy, and potential.

## Features:

- 50'x50' Concrete Pad
- Two Storage Sheds (12'x20' and 10'x16')
- ATV/Off-Road Trails
- Big Game, Small Game, and Predator Hunting
- Mature Timber and Rolling Hills

Don't miss this rare opportunity to own a slice of the Ozarks. Call to schedule your qualified private showing.

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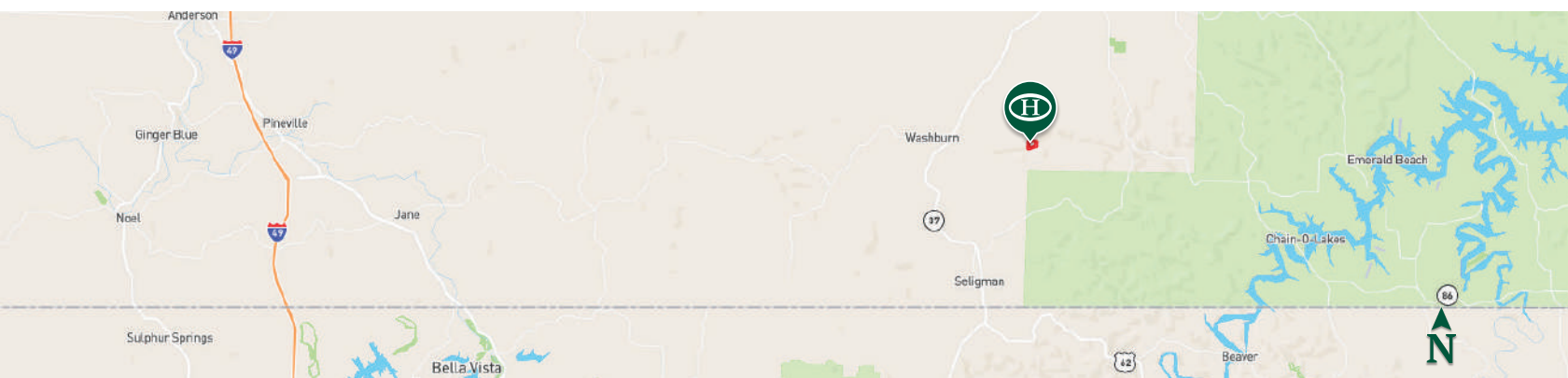




 Boundary

#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Allen Treadwell

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