



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

6.46± RIVERFRONT ACRES
ST. CLAIR COUNTY, MO
\$64,000



OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

THE ST. CLAIR 6.46

PROPERTY PROFILE

LOCATION:

- SE 800 Road
Collins, MO 64738
- St. Clair County
- 2± Miles N of Highway 54
- 8.6± Miles W of Collins
- 43± Miles SW of Warsaw
- 62± Miles NW of Springfield

COORDINATES:

- 37.9100833, -93.7689167

TAX INFORMATION:

- TBD

PROPERTY USE:

- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 6.46± Riverfront Acres
- Prime Frontage on the Sac River
- Open Ground & Timber
- 2 River Access Points
- Gated Entry
- Electric On-Site
- Additional Acreage Available



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DILLON SLAUGHTER

LAND SPECIALIST

C: 314-807-8587

O: 816-577-5206

dillon@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ST. CLAIR 6.46

INTRODUCING THE ST. CLAIR 6.46 IN COLLINS, MISSOURI! Offering 271± feet of frontage on the Sac River, this 6.46± acre property is hard to beat. Located just off Highway 54 at the end of a dead-end county road, this St. Clair County tract combines easy access with the privacy you want in a recreational or future homesite property.

The St. Clair 6.46 features a great mix of open ground and mature timber, with buildable acreage outside the floodplain and power available. The potential build site takes advantage of beautiful evening sunsets and provides plenty of room for a cabin, full-time residence, or weekend getaway. Down along the river, a tall mature canopy creates a naturally shaded retreat with direct access to your own stretch of the Sac River, perfect for fishing, kayaking, swimming, or simply spending the day by the water.



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MORE ABOUT THE ST. CLAIR 6.46

Access is through a private gated entrance for added privacy and security, and the tract also includes a secondary deeded river access point, giving you another convenient way to enjoy the river. Wildlife, mature timber, open acreage, and private water frontage make the St. Clair 6.46 a well-rounded Ozarks recreational property.

Additional adjoining acreage is available for buyers wanting more room, additional privacy, or the opportunity to create a larger riverfront retreat.

**Call Dillon Slaughter today to schedule a private showing
and experience #TheSmallTownWay!**



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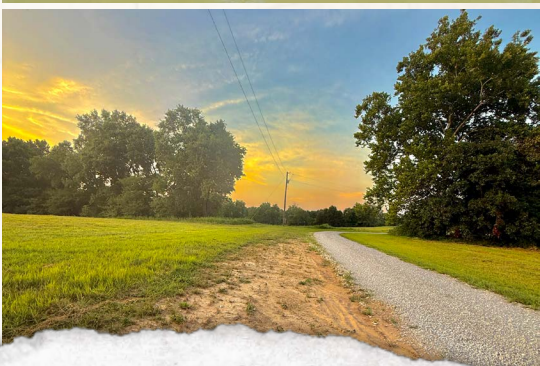
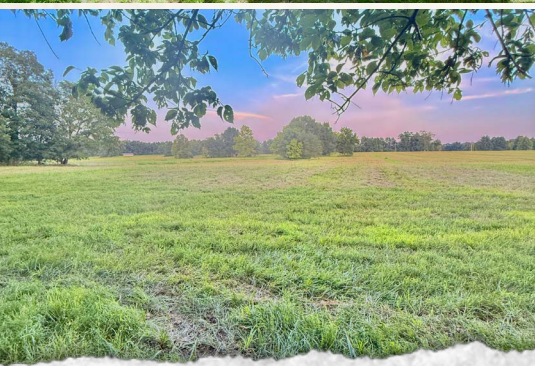
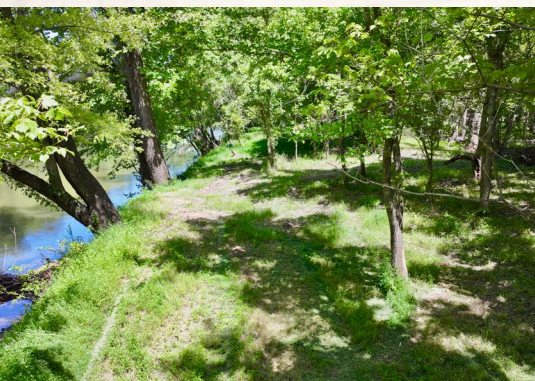
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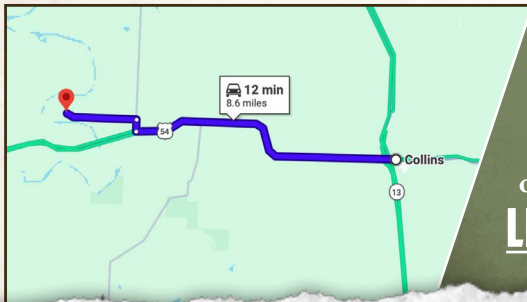
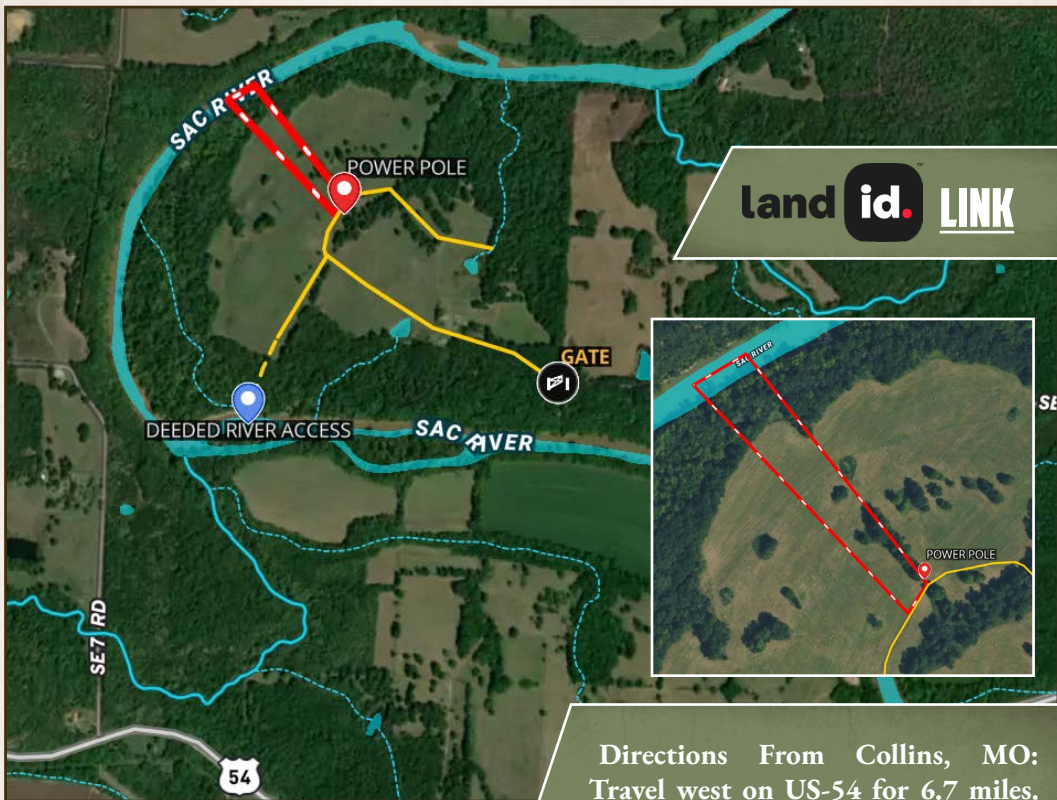
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Directions From Collins, MO:
Travel west on US-54 for 6.7 miles.
Turn right onto State Highway V and
continue for 0.3 miles. Turn left onto
SE 800 and proceed 1.7 miles to the
gate. Continue straight and then turn
right at the "Y" to arrive at the property
on the left.

LINK TO GOOGLE MAP DIRECTIONS



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