SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

# 5.01± ACRES
# PULASKI COUNTY, MO

## $125,000

GASCONADE RIVER FRONTAGE



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# THE PULASKI 5.01

## PROPERTY PROFILE

### LOCATION:

- Ruble Drive
  Crocker, MO 65583
- Pulaski County
- 4± Miles S of Crocker
- 8.5± Miles NW of Waynesville

### COORDINATES:

- 37.899522, -92.263801

### PROPERTY USE:

- Recreational
- Potential Home/Cabin Site
- Investment
- River Access

### TAX INFORMATION:

- TBD

### PROPERTY INFORMATION:

- 5.01± Acres
- 197'± Gasconade River Frontage
- Secondary Deeded River Access Point
- Buildable Acreage Outside of Floodplain
- Build Site with 200-amp Electrical Service
- Gated Private Drive off Hwy 17
- 50-amp Camper Hookup
- Open Ground & Timber
- Great Gravel Bar
- New Water Well
- Beautiful Views





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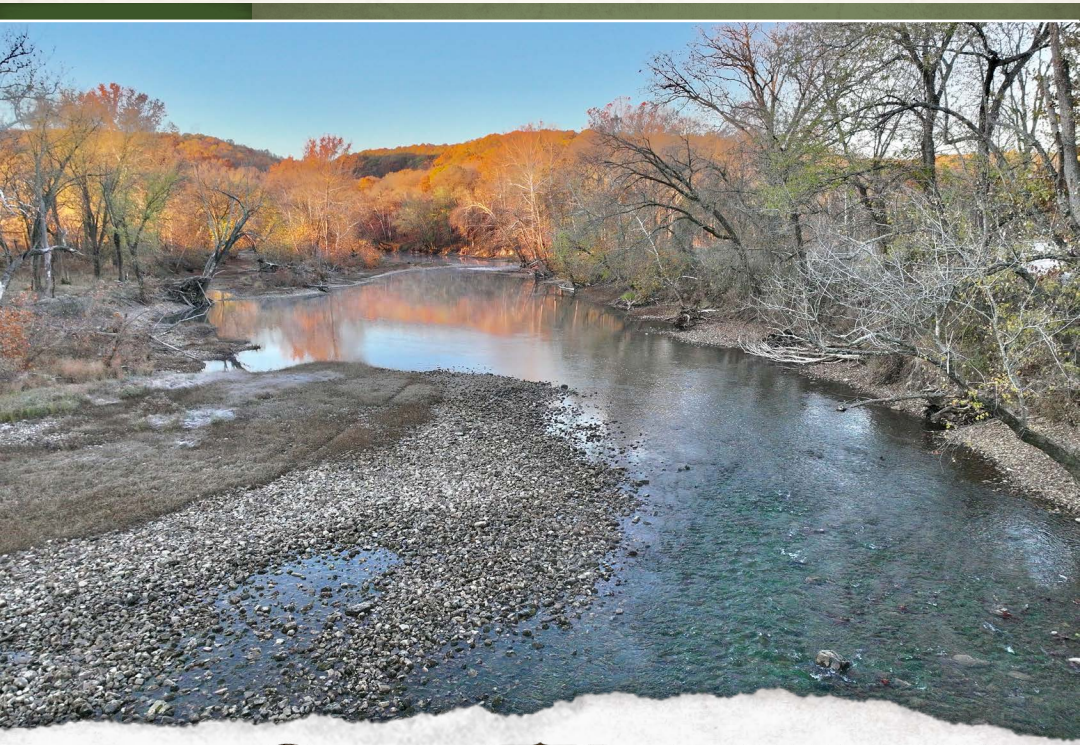

**DILLON SLAUGHTER**
*LAND SPECIALIST*
C: 314-807-8587
O: 816-577-5206
dillon@smalltownproperties.com
4848 Main St. - Flora, MS 39701
smalltownproperties.com


*Information is believed to be accurate but not guaranteed.*

# WELCOME TO THE PULASKI 5.01

**INTRODUCING THE PULASKI 5.01 IN CROCKER, MISSOURI.** Discover 5.01± beautiful acres along the Gasconade River, featuring 197± feet of direct river frontage, a fantastic gravel bar, and a secondary deeded river access point. This Pulaski County property offers an excellent mix of open ground and mature timber, with breathtaking river bottom views and buildable acreage outside the floodplain.

The Pulaski 5.01 is already equipped with a new water well, 200-amp electrical service, and a 50-amp camper hookup, making it ideal for your dream cabin, future home, or weekend retreat. A private gated driveway directly off Highway 17 provides convenient access while maintaining privacy and security.





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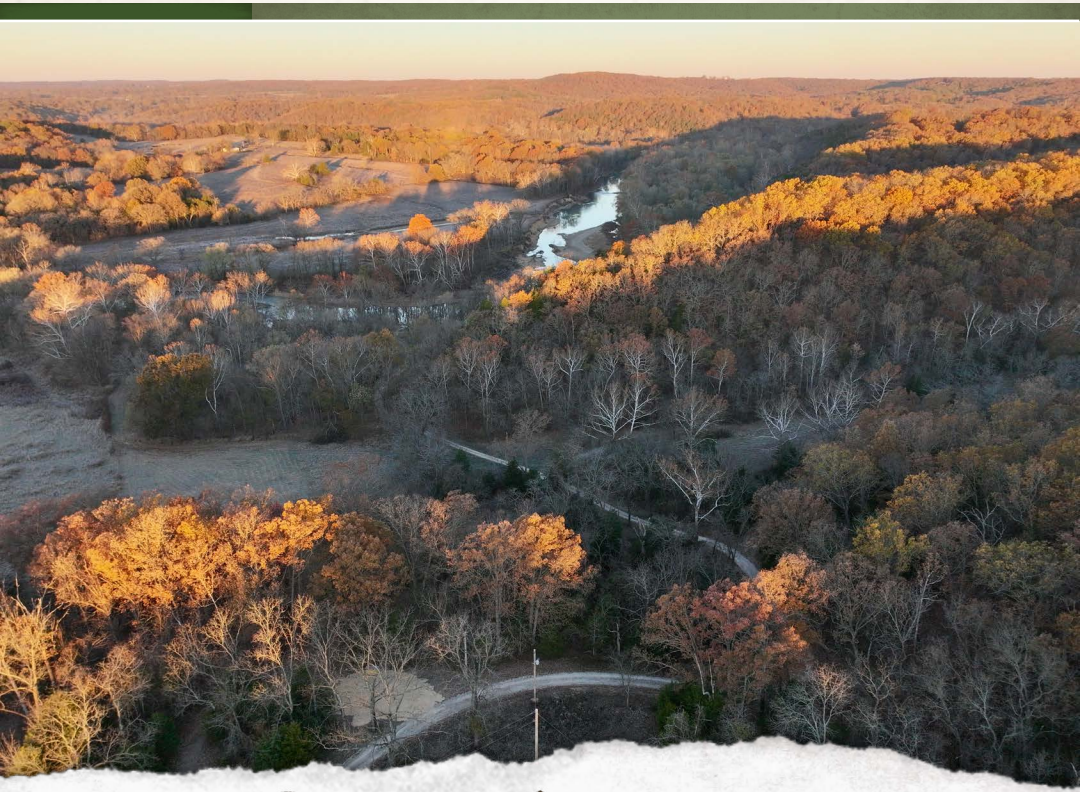

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# MORE ABOUT THE PULASKI 5.01

Whether you're looking for a peaceful riverfront escape, a place to fish, float, and enjoy the outdoors, or a recreational investment with excellent building potential, the Pulaski 5.01 checks all the boxes. With utilities already in place, beautiful scenery, and direct access to the Gasconade River, this is a rare opportunity to own a ready-to-enjoy piece of Missouri riverfront paradise!

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



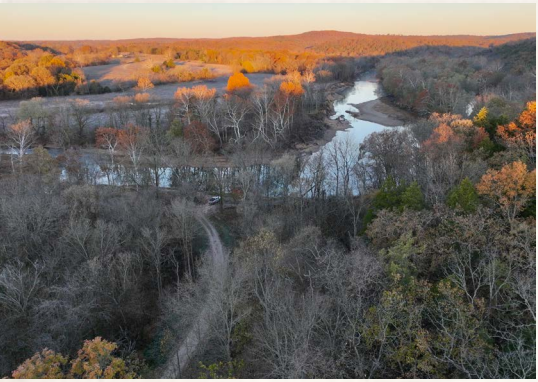


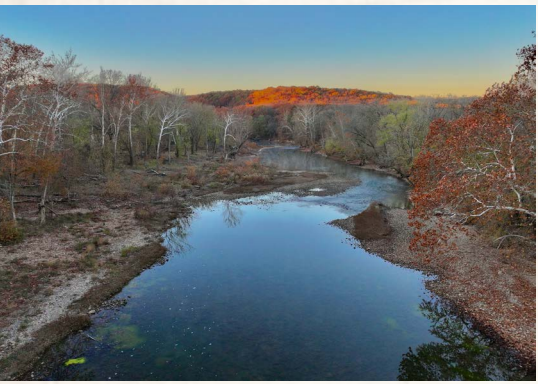
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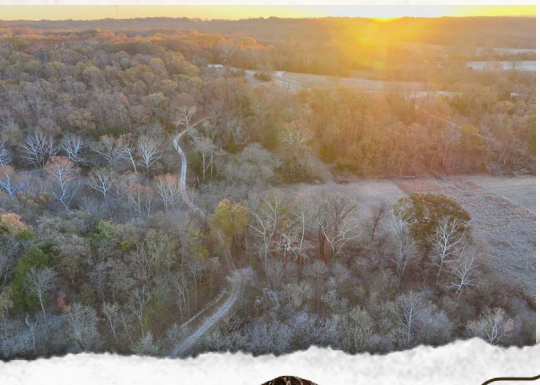
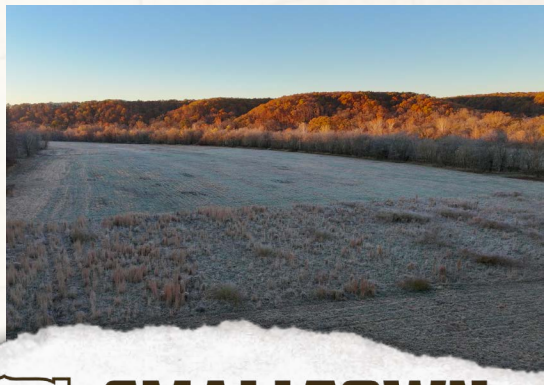

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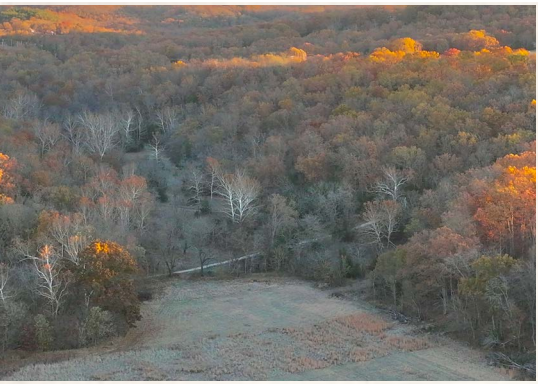


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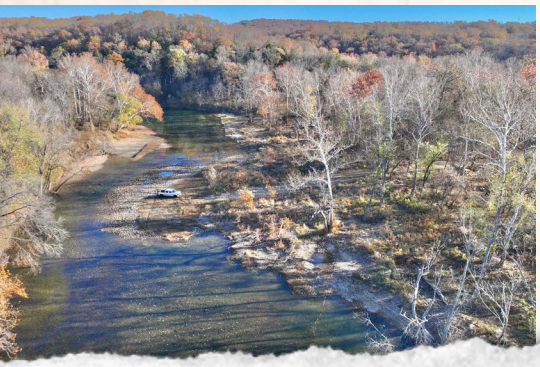

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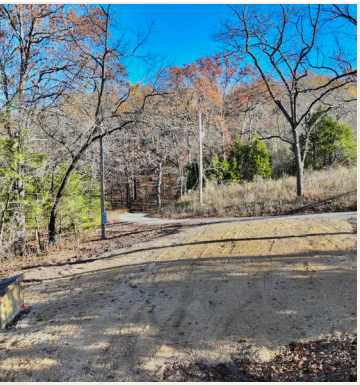



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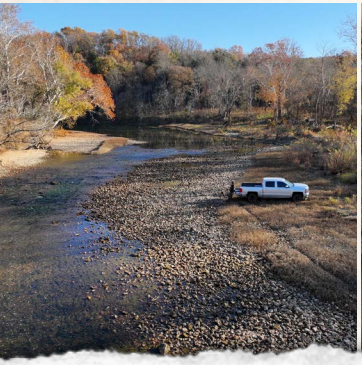
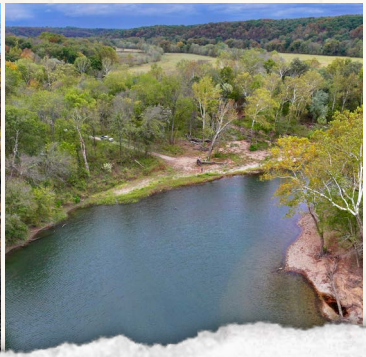

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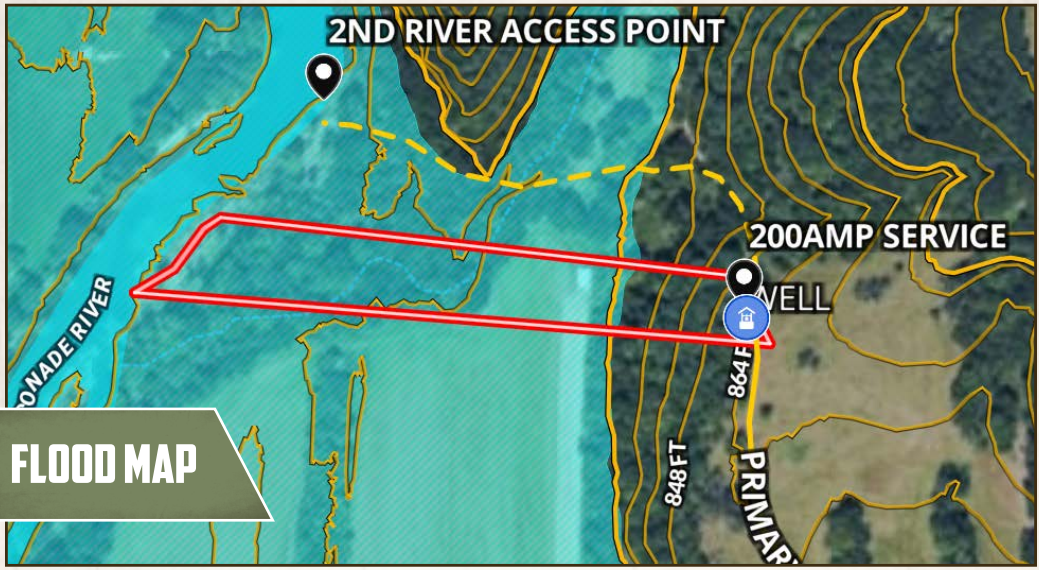





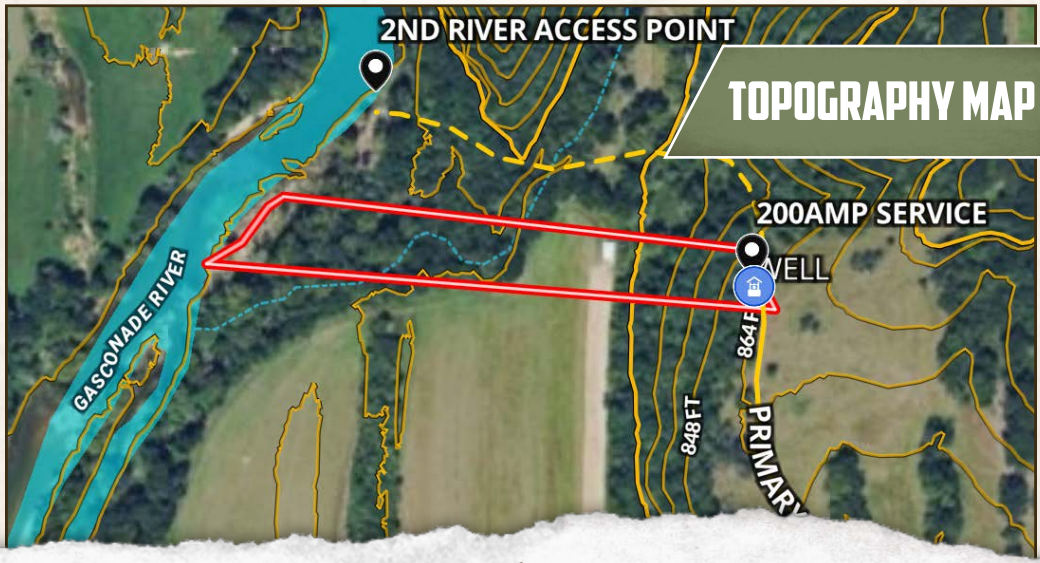

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## FLOOD MAP




## TOPOGRAPHY MAP

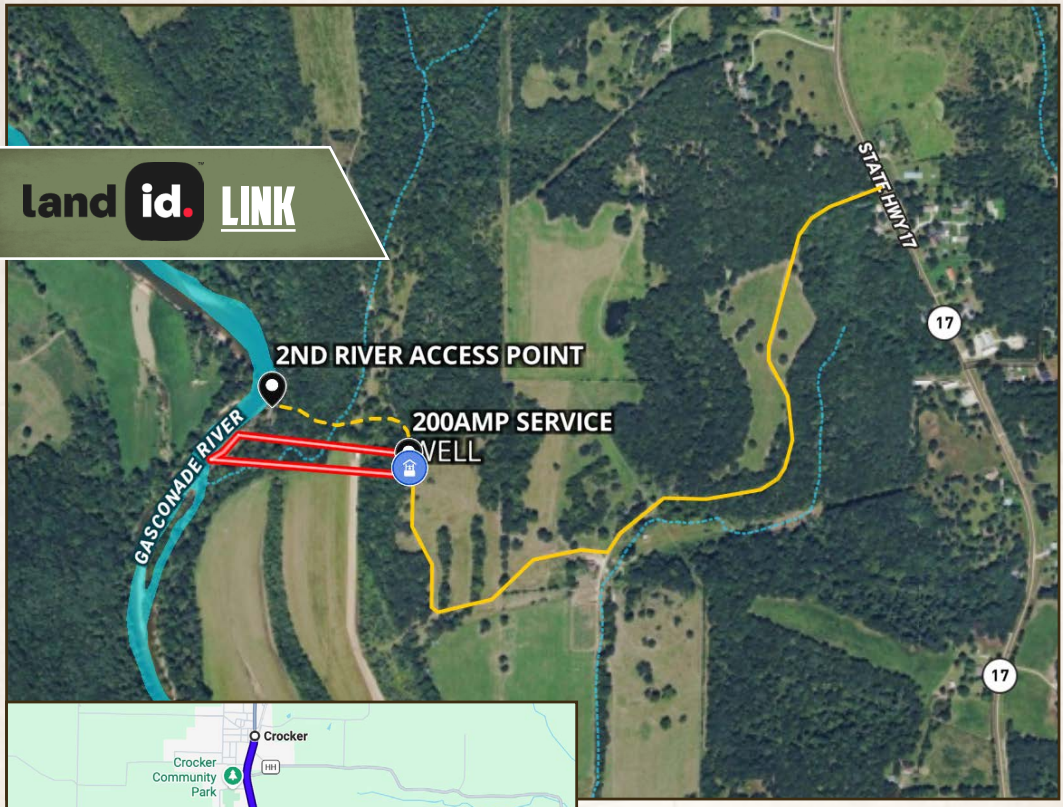


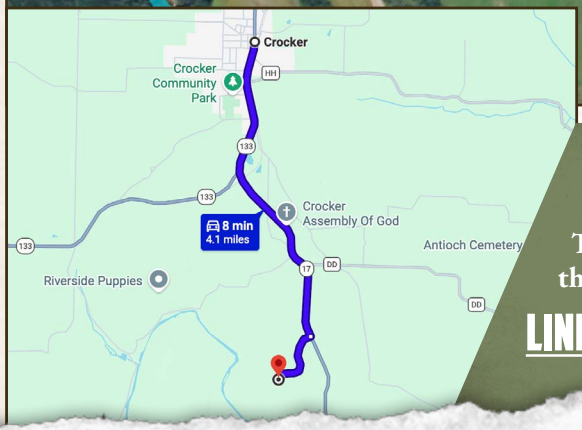
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land id. LINK




Directions From Crocker, MO: Travel south on MO-17 for 3.4 miles. Turn right and continue 0.7 miles to the property.

**LINK TO GOOGLE MAP DIRECTIONS**



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