

107±AC of Premier Recreational & Hunting Land For
Sale in Wayne Co.
Highway 172
Williamsville, MO 63957

\$449,900
107± Acres
Wayne County



**107±AC of Premier Recreational & Hunting Land For Sale in Wayne Co.
Williamsville, MO / Wayne County**

SUMMARY

Address

Highway 172

City, State Zip

Williamsville, MO 63957

County

Wayne County

Type

Farms, Hunting Land, Ranches, Recreational Land, Business Opportunity

Latitude / Longitude

36.944355 / -90.389378

Acreage

107

Price

\$449,900

Property Website

<https://www.mossoakproperties.com/property/107-ac-of-premier-recreational-hunting-land-for-sale-in-wayne-co-wayne-missouri/112554/>



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Williamsville, MO / Wayne County**

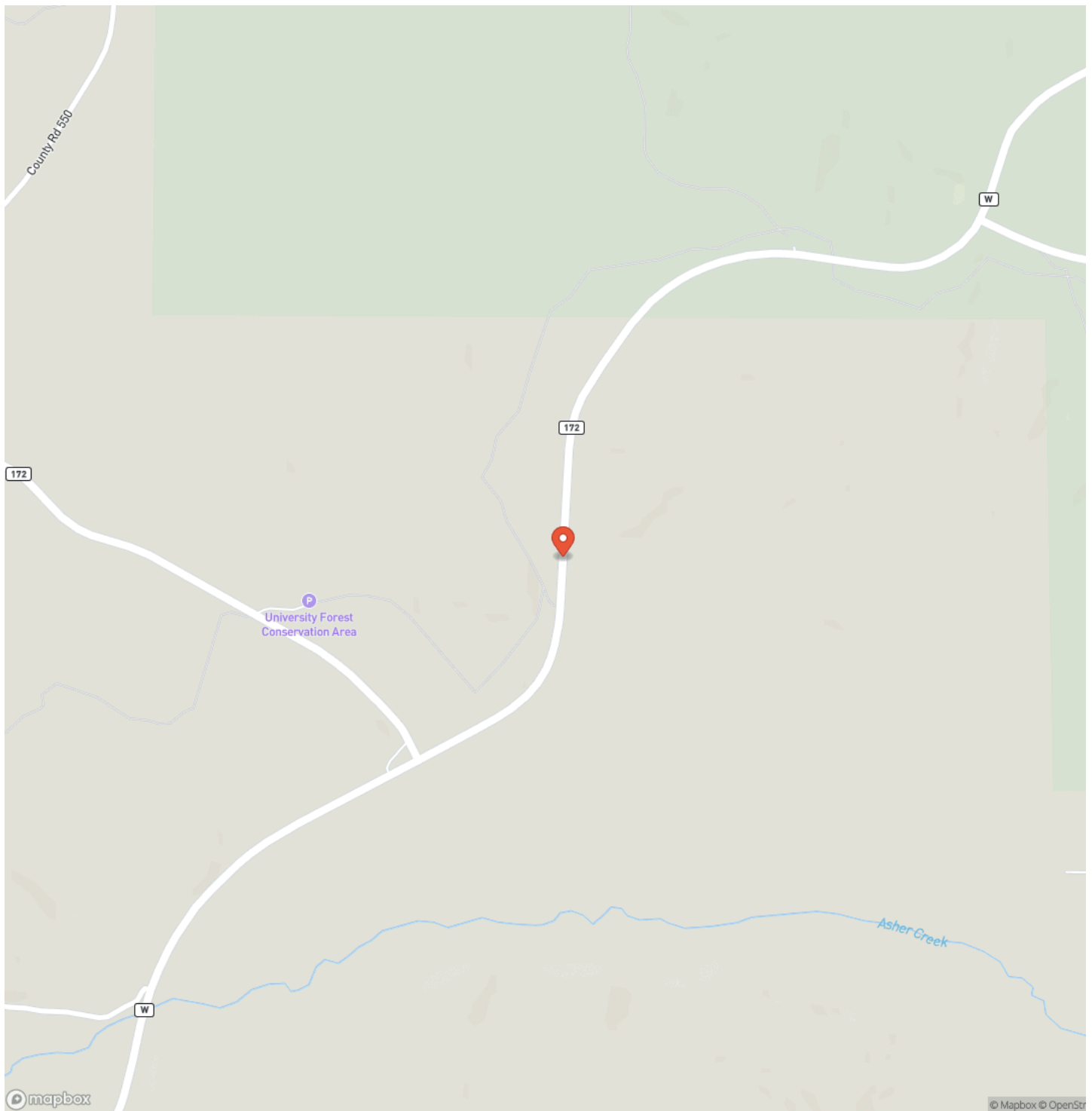
PROPERTY DESCRIPTION

Discover a rare opportunity to own 107± acres of premier recreational and hunting land on Highway 172. Surrounded by Missouri Department of Conservation and U.S. Army Corps of Engineers ground, this secluded property offers exceptional privacy and direct access to thousands of acres of additional public land. A network of accessible trails winds throughout the property, leading to scenic creeks, established food plot locations, and diverse wildlife habitat. Deer, turkey, and other game are abundant, making this a true sportsman's paradise with outstanding hunting potential. Whether you're looking for a private hunting retreat, weekend getaway, or long-term investment, this tract delivers. Located just one mile from the Chionia Landing boat ramp, you'll enjoy quick access to the St. Francis River and Wappapello Lake, while the Wappapello State Park boat ramp is only a short drive away for even more outdoor recreation. Properties of this caliber, with this combination of location, access, and surrounding protected land, rarely become available. Don't miss your chance to own an exceptional piece of Missouri's great outdoors.

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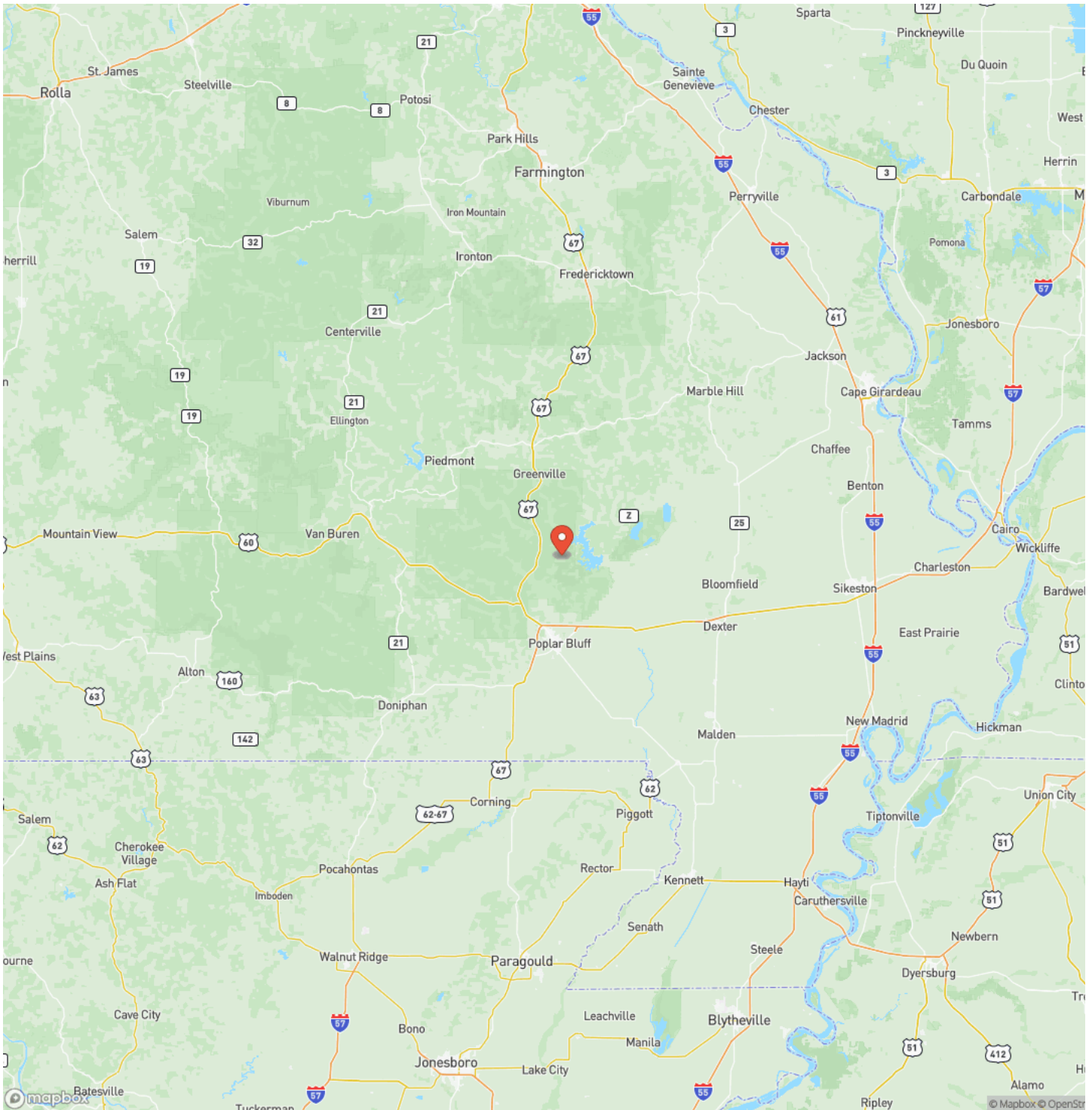


Locator Map



107±AC of Premier Recreational & Hunting Land For Sale in Wayne Co.
Williamsville, MO / Wayne County

Locator Map



Satellite Map



107±AC of Premier Recreational & Hunting Land For Sale in Wayne Co. Williamsville, MO / Wayne County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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