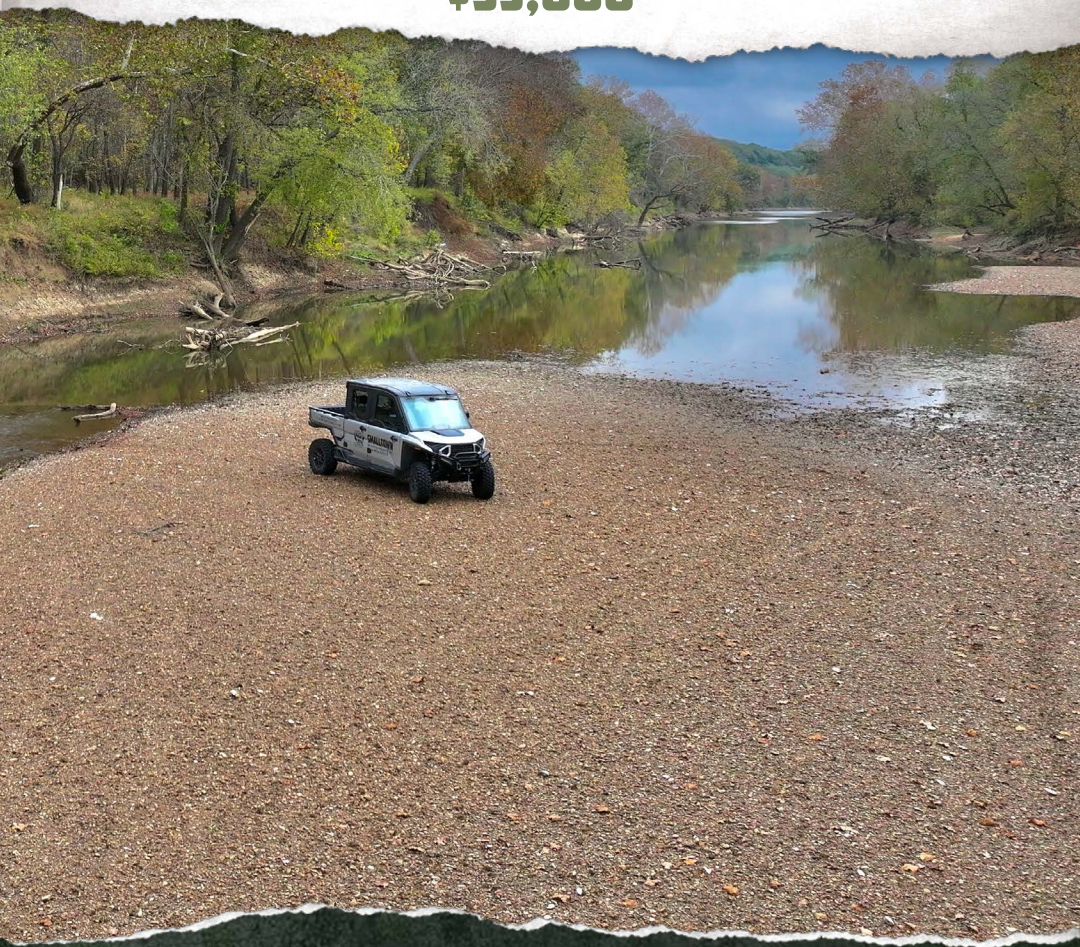
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

5.34± RIVERFRONT ACRES
ST. CLAIR COUNTY, MO

$53,000



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

THE ST. CLAIR 5.34

PROPERTY PROFILE

LOCATION:

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

COORDINATES:

- 37.907205, -93.766454

TAX INFORMATION:

- TBD

PROPERTY USE:

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

PROPERTY INFORMATION:

- 5.34± Acres
- 360'± Sac River Frontage
- Secondary Deeded River Access
- Bluff Top Views
- Power On-Site
- Electric Gated Entry
- 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 5.34

WELCOME TO THE ST. CLAIR 5.34 IN COLLINS, MISSOURI: THE PERFECT COMBINATION OF PRIVACY, RECREATION, AND SCENIC RIVERFRONT LIVING!
This 5.34± acre tract boasts over 360 feet of direct Sac River frontage! Mostly wooded and easy to maintain, this St. Clair County property features an excellent building site with stunning blufftop views overlooking the river below.

Located less than two miles from Highway 54, the St. Clair 5.34 offers convenient access while maintaining a peaceful, secluded setting. Situated at the end of a dead-end gravel road, an electric-gated entrance provides added privacy and security along the private road leading to the property.





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MORE ABOUT THE ST. CLAIR 5.34

Enjoy direct river frontage along with a secondary deeded river access point leading to a beautiful gravel bar, perfect for fishing, swimming, kayaking, or simply relaxing along the water.

Whether you're looking to build your dream home, create a weekend getaway, or invest in your own piece of Missouri's beautiful Sac River corridor, the St. Clair 5.34 offers an exceptional opportunity. With mature timber, breathtaking views, and a manageable acreage size, it's an ideal recreational retreat without the upkeep of a larger property. Additional acreage is available upon request!

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





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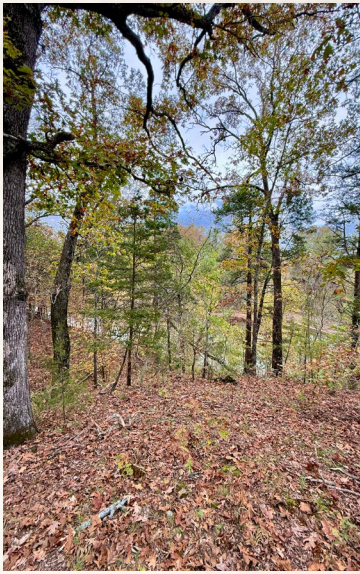
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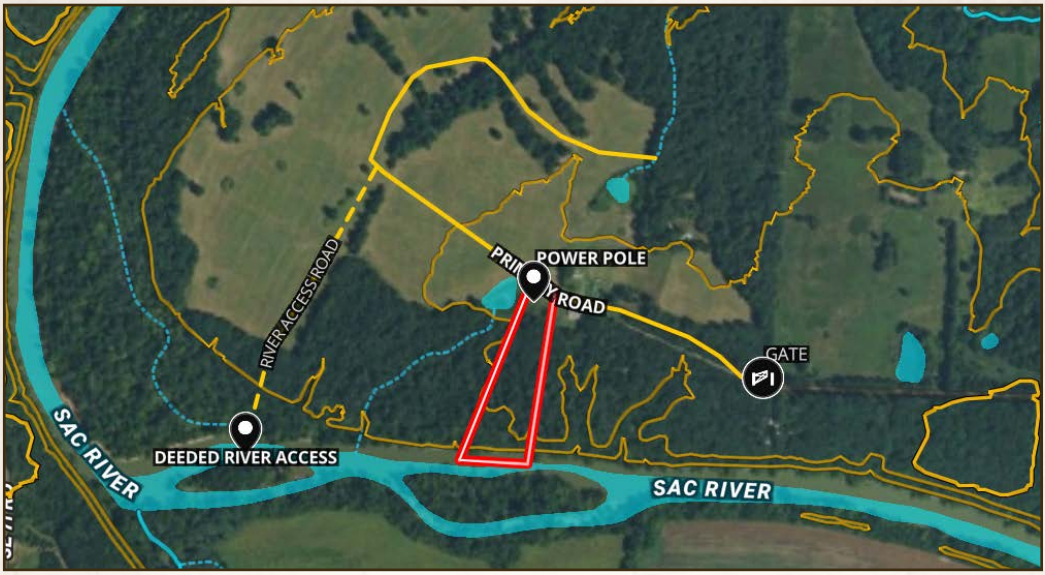


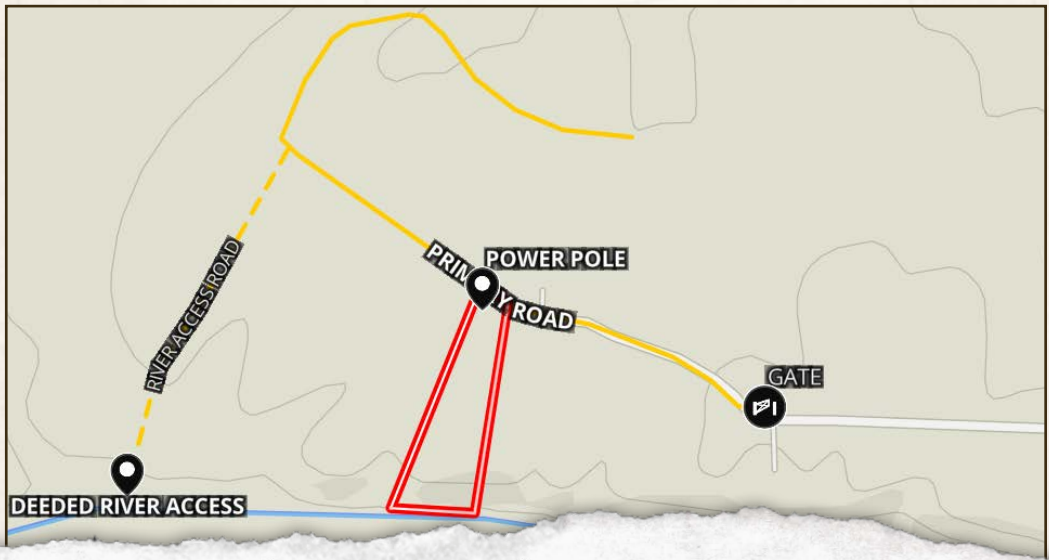



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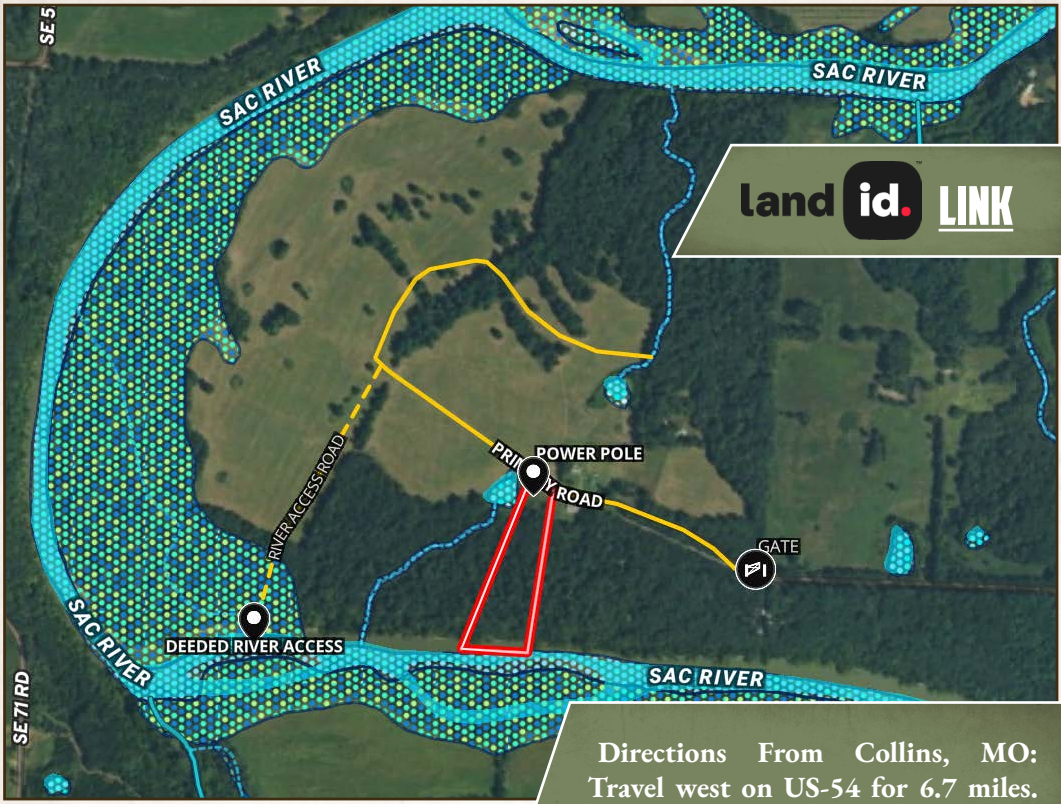


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Directions From Collins, MO: Travel west on US-54 for 6.7 miles. Turn right onto State Highway V and continue for 0.3 miles. Turn left onto SE 800 and proceed 1.7 miles to the gate. Continue straight and then turn right at the "Y" to arrive at the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

LINK TO GOOGLE MAP DIRECTIONS



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