12.92± RIVERFRONT ACRES
ST. CLAIR COUNTY, MO

$120,000

SAC RIVER FRONTAGE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE ST. CLAIR 12.92

PROPERTY PROFILE

LOCATION:

- SE 800th Road
  Collins, MO 64738
- End of a Dead County Road
- St. Clair County
- 2± Miles N of Hwy 54
- 8.6± Miles NW of Collins
- 61± Miles NW of Springfield

COORDINATES:

- 37.9101130, -93.7656010

TAX INFORMATION:

- TBD

PROPERTY USE:

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

PROPERTY INFORMATION:

- 12.92± Acres
- Sac River Frontage
- Open Ground & Timber Mix
- Secondary Deeded River Access
- Buildable Acreage Outside Floodplain
- Electric & Fiber Available
- Electric Gated Entry
- Easy Access





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DILLON SLAUGHTER
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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 12.92

INTRODUCING THE ST. CLAIR 12.92, A PRIME RIVERFRONT RETREAT IN COLLINS, MISSOURI! Discover 12.92± beautiful acres along the scenic Sac River, featuring over 440 feet of direct river frontage and breathtaking sunset views! This St. Clair County property offers an excellent combination of recreation, privacy, and investment potential, with a great mix of open ground and mature timber.

With buildable acreage outside the floodplain, electric and fiber access available on-site, and plenty of room to create your dream cabin, weekend getaway, or permanent residence, the St. Clair 12.29 is ready for your vision. Enjoy direct access to the Sac River for fishing, kayaking, swimming, and relaxing on the water, plus a secondary deeded river access point for added convenience.





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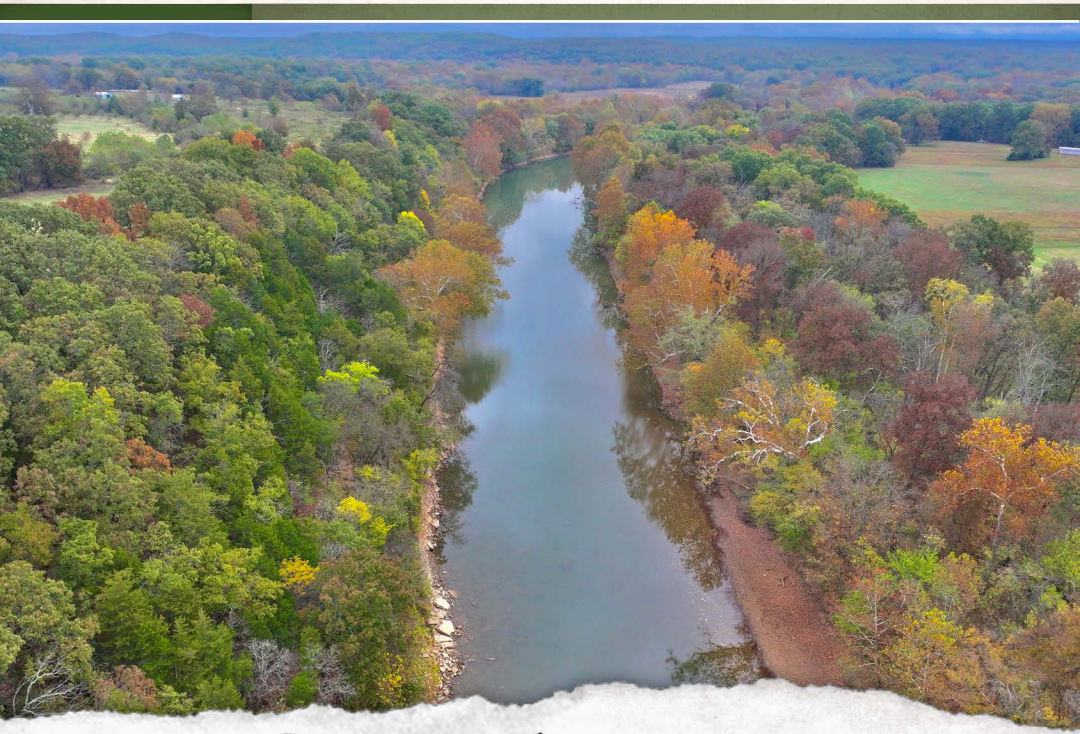
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MORE ABOUT THE ST. CLAIR 12.92

Located at the end of a dead-end county road, the St. Clair 12.29 is accessed by a private road with an electric gated entrance, providing both security and seclusion. Despite its peaceful setting, you're just two miles from Highway 54, offering convenient access without sacrificing privacy.

Whether you're looking for a recreational retreat, a future homesite, or a long-term land investment, this Sac River property checks all the boxes. Spend your evenings watching the sun set over the river and your weekends enjoying everything the Missouri outdoors has to offer!

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





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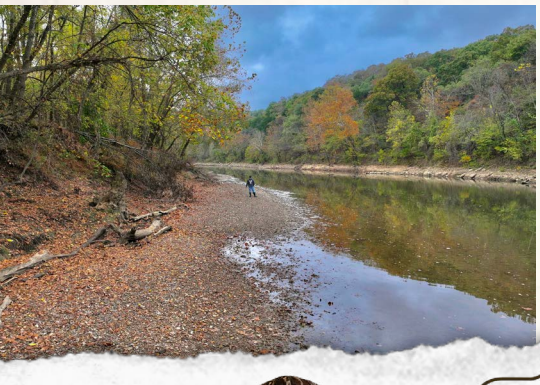
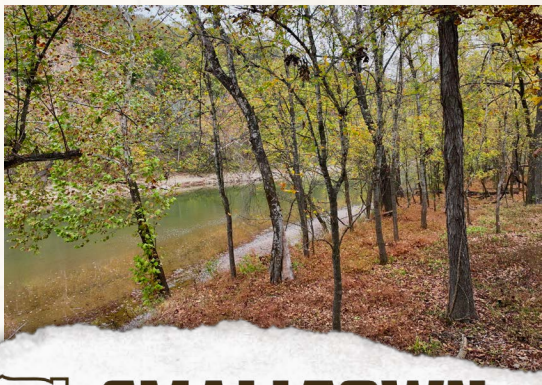
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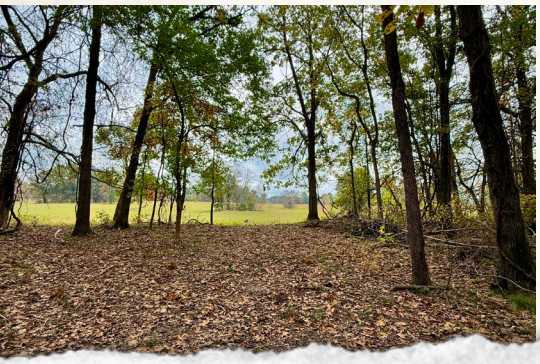
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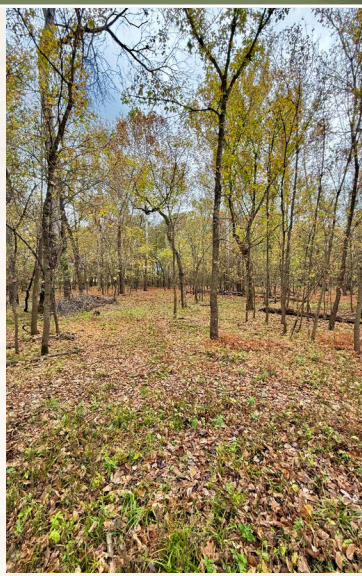


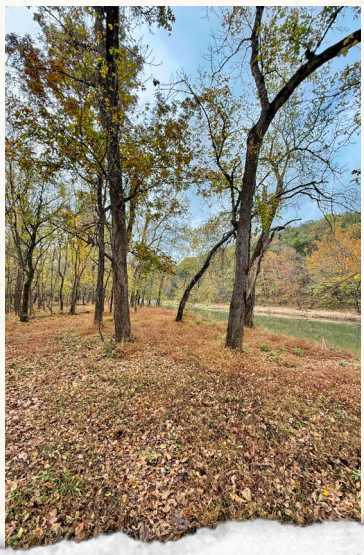
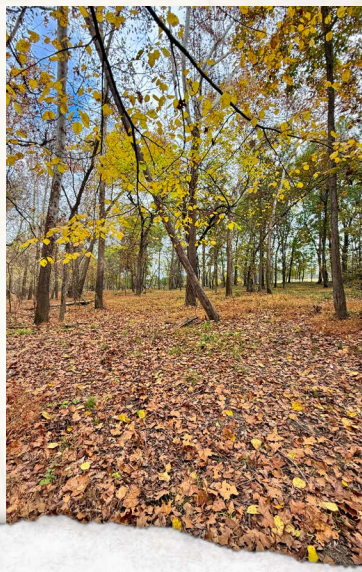

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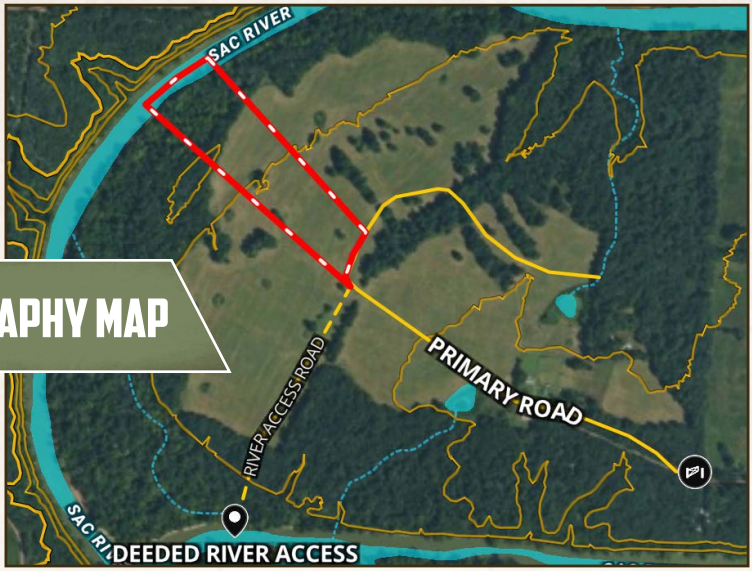


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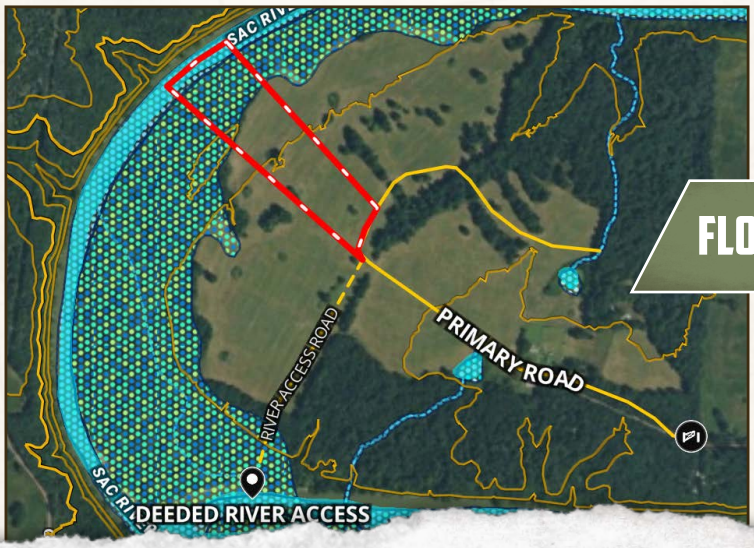
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TOPOGRAPHY MAP



FLOOD MAP



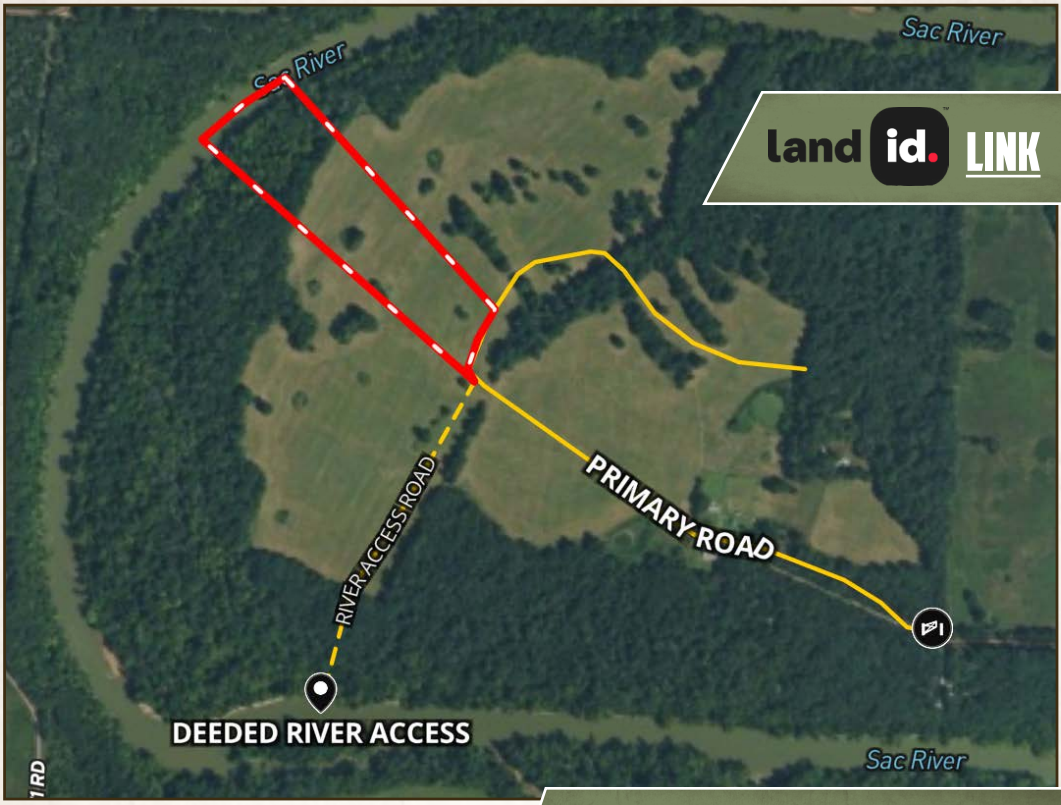


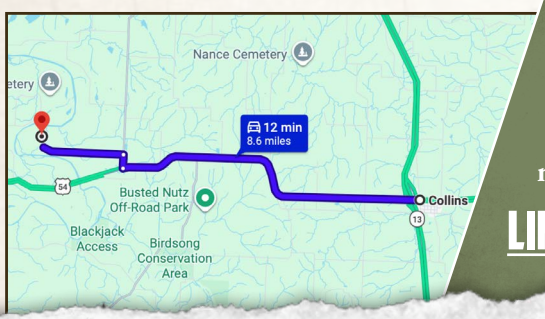
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Directions From Collins, MO: Travel west on US-54 for 6.7 miles. Turn right onto State Hwy V and proceed 0.3 miles. Turn left onto SE 800 and continue 1.7 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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