



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

12.18± ACRES
PULASKI COUNTY, MO
\$120,000

*Incredible Views
Overlooking the Mouth
of the Big Piney River*

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

THE PULASKI 12.18

PROPERTY PROFILE

LOCATION:

- State Hwy PP
Dixon, MO 65459
- (Lot C)
- Pulaski County
- 2.3± Miles NW of
Boiling Springs Campground
- 2.4± Miles E of the Veterans
Bridge Access Point on HWY 28
- 8.2± Miles SE of Dixon
- 12.1± Miles NE of Saint Robert

COORDINATES:

- 37.892417, -92.072083

PROPERTY USE:

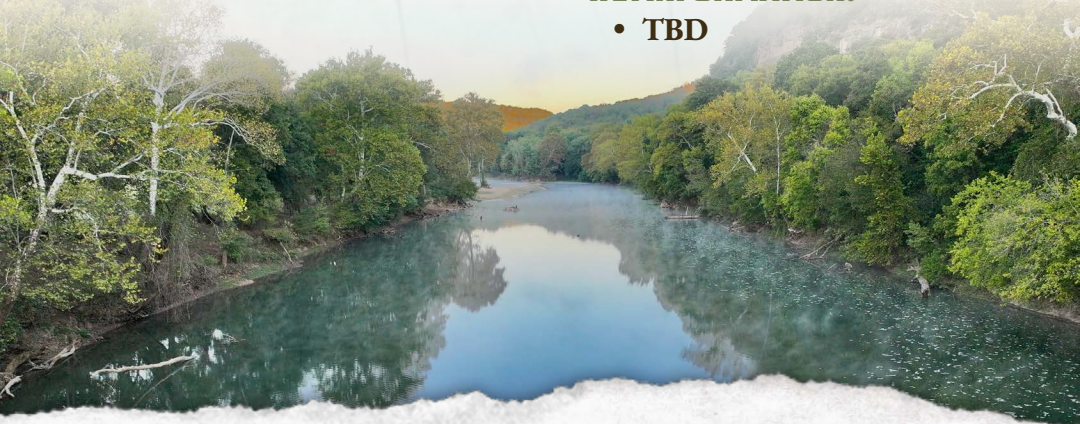
- Cleared Build Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 12.18± Acres
- 738'± Gasconade River
Frontage
- 545'± Road Frontage
- Breathtaking Views
- Electric Service On-Site

TAX INFORMATION:

- TBD



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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 12.18

TAKE ADVANTAGE OF A RARE OPPORTUNITY TO OWN 12.18± ACRES IN PULASKI COUNTY, MISSOURI! This remarkable property offers incredible views overlooking the mouth of the Big Piney River, where it meets the Gasconade River, providing a truly unique setting in the heart of the Missouri Ozarks. Enjoy breathtaking sunrises and sunsets from an elevated vantage point overlooking two of Missouri's most beautiful rivers.

The property features approximately 738 feet of Gasconade River frontage and 545± feet of blacktop frontage on Highway PP, offering both accessibility and recreational appeal. An established, cleared build site, with room for expansion and electric service on-site, makes for an excellent location for a custom home, weekend retreat, or recreational getaway.



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MORE ABOUT THE PULASKI 12.18

The land is conveniently located just 2.4 miles from the Veterans Bridge public access on Highway 28 and 2.3± miles from Boiling Springs Campground, which features a concrete boat ramp for easy access to the river. Enjoy exceptional opportunities for fishing, floating, boating, and exploring the surrounding Ozarks. Dixon is just eight miles north, while St. Robert is 12.1 miles southwest.

Whether you're looking to build, invest, or simply enjoy the outdoors, the Pulaski 12.18 offers a rare combination of river frontage, remarkable views, and convenient access in one exceptional location.

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



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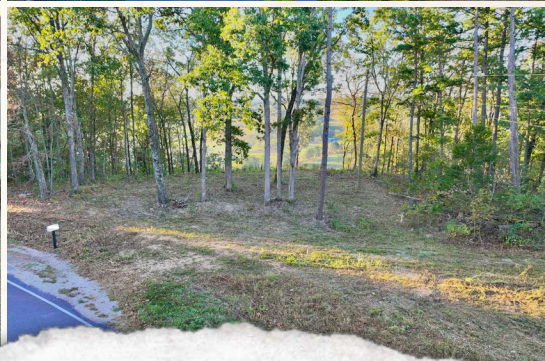
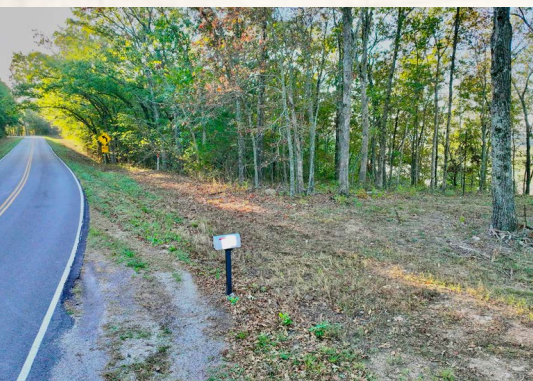
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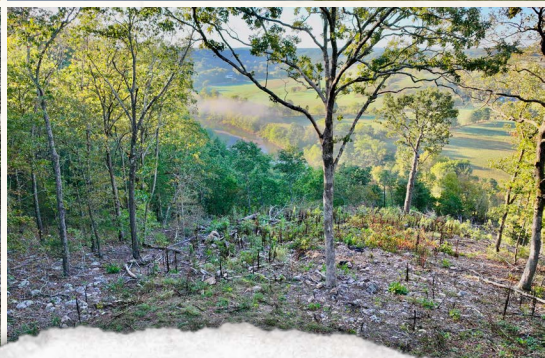
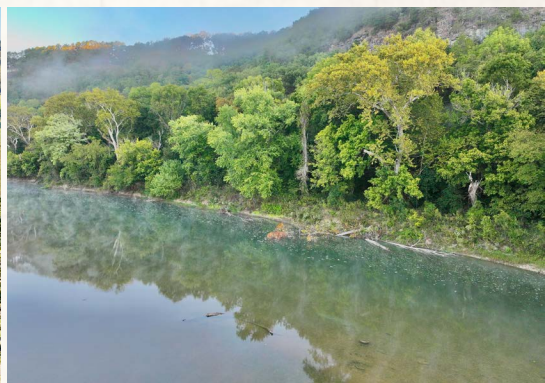
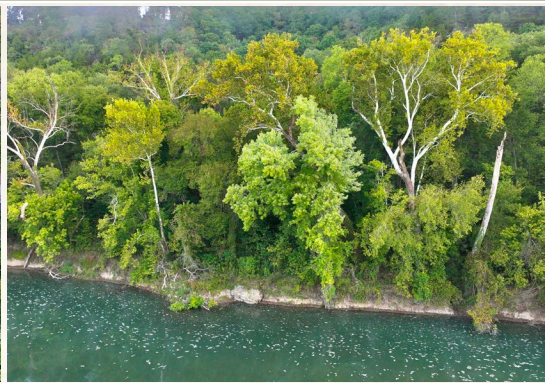
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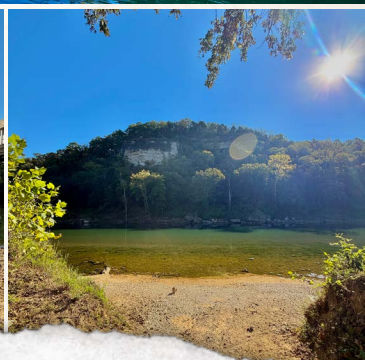
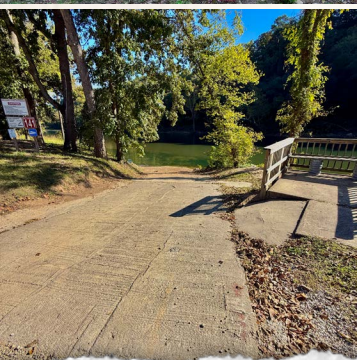
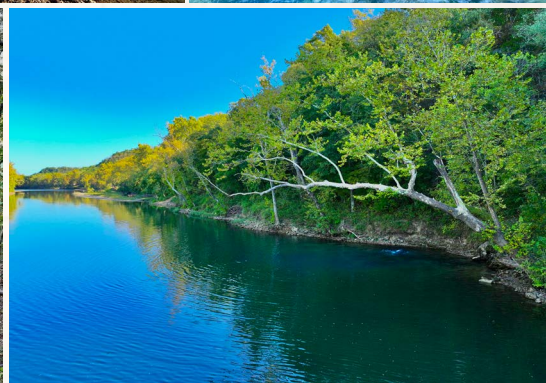
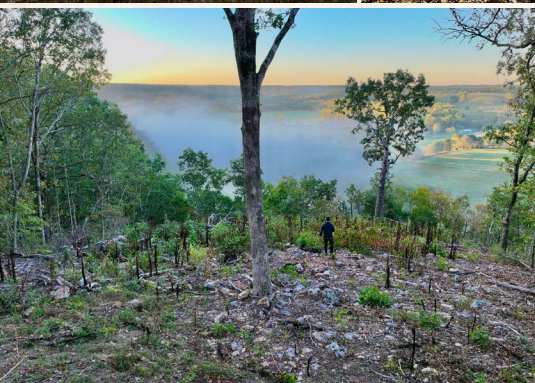
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BUILD SITE CLEARING

FLOOD MAP

TOPOGRAPHY MAP



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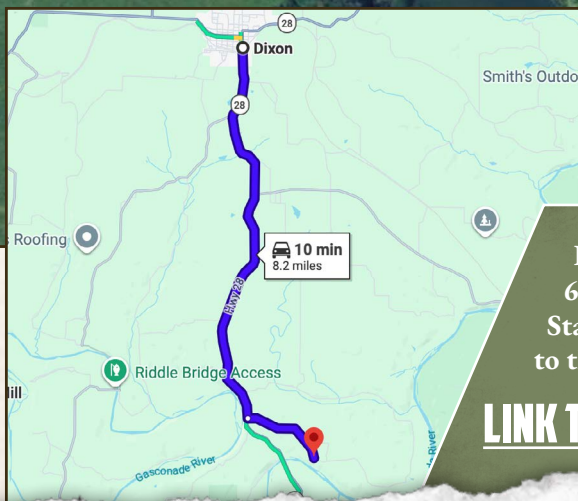
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land id. LINK

Gasconade River

STATE HWY PP

STATE HWY PP



Directions From Dixon, MO: Travel 6.7 miles on Hwy 28 W. Turn left on State Hwy PP and continue 1.4 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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