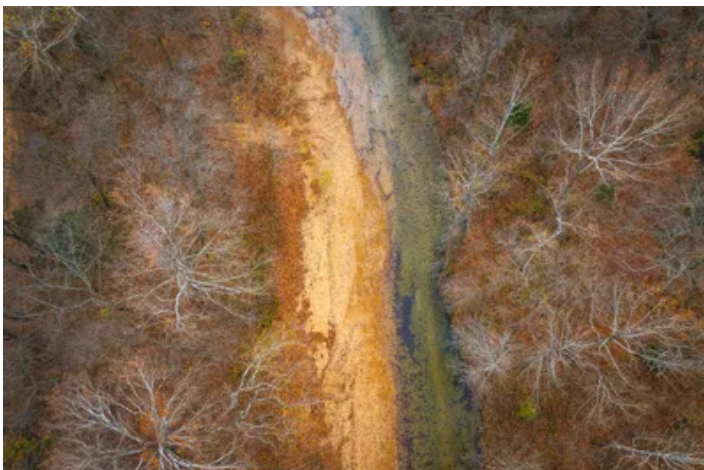


The 142 on Courtois Creek
TBD Highway C
Potosi, MO 63664

\$639,900
142± Acres
Washington County



The 142 on Courtois Creek Potosi, MO / Washington County

SUMMARY

Address

TBD Highway C

City, State Zip

Potosi, MO 63664

County

Washington County

Type

Recreational Land, Hunting Land

Latitude / Longitude

37.7727 / -91.0661

Taxes (Annually)

71

Acreage

142

Price

\$639,900

Property Website

<https://livingthedreamland.com/property/the-142-on-courtois-creek-washington-missouri/69305/>



The 142 on Courtois Creek
Potosi, MO / Washington County

PROPERTY DESCRIPTION

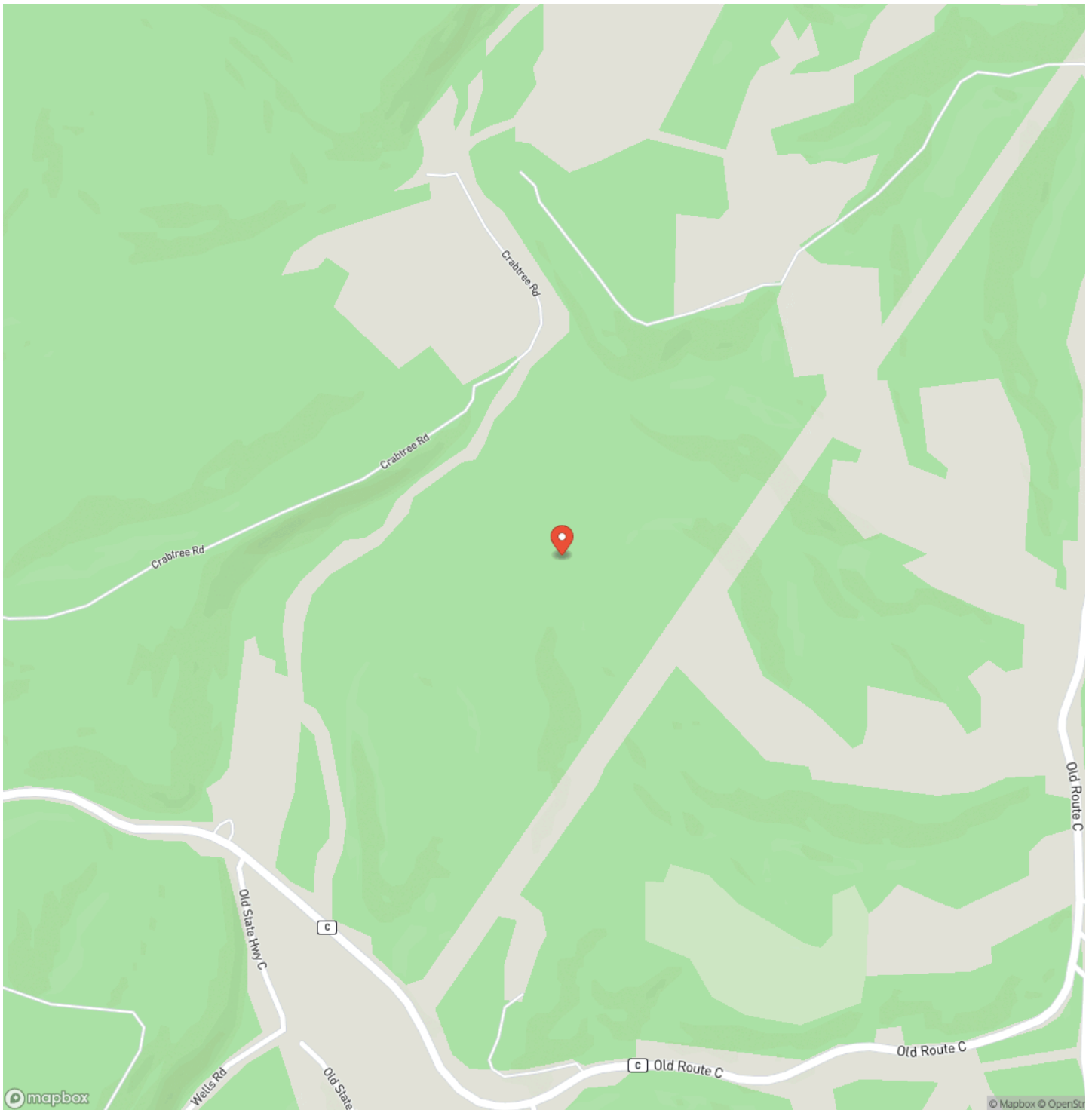
Discover a one-of-a-kind riverfront property that offers the perfect blend of natural beauty, outdoor recreation, and incredible hunting opportunities. Enjoy over half a mile of crystal-clear Ozark waters riverfrontage, perfect for floating, tubing, and fishing for smallmouth bass. Fertile bottomland is complemented by white oak, black oak, and a mix of other hardwoods, along with cedar bedding areas ideal for wildlife. This property features well-maintained trails, rolling hills, and hollows, making it a prime destination for hiking, ATV riding, and exploring. Loaded with wild turkeys and boasting whitetail deer, it's a sportsman's dream come true. Close to the Current River, Meramec River, and Huzzah – America's floating capital – as well as the expansive Mark Twain National Forest for endless adventures. Multiple building sites offer stunning views, creating the perfect opportunity to design your weekend getaway or full-time home. This is more than just a property; it's your gateway to the ultimate Ozark lifestyle. Don't miss your chance to own this recreational paradise!



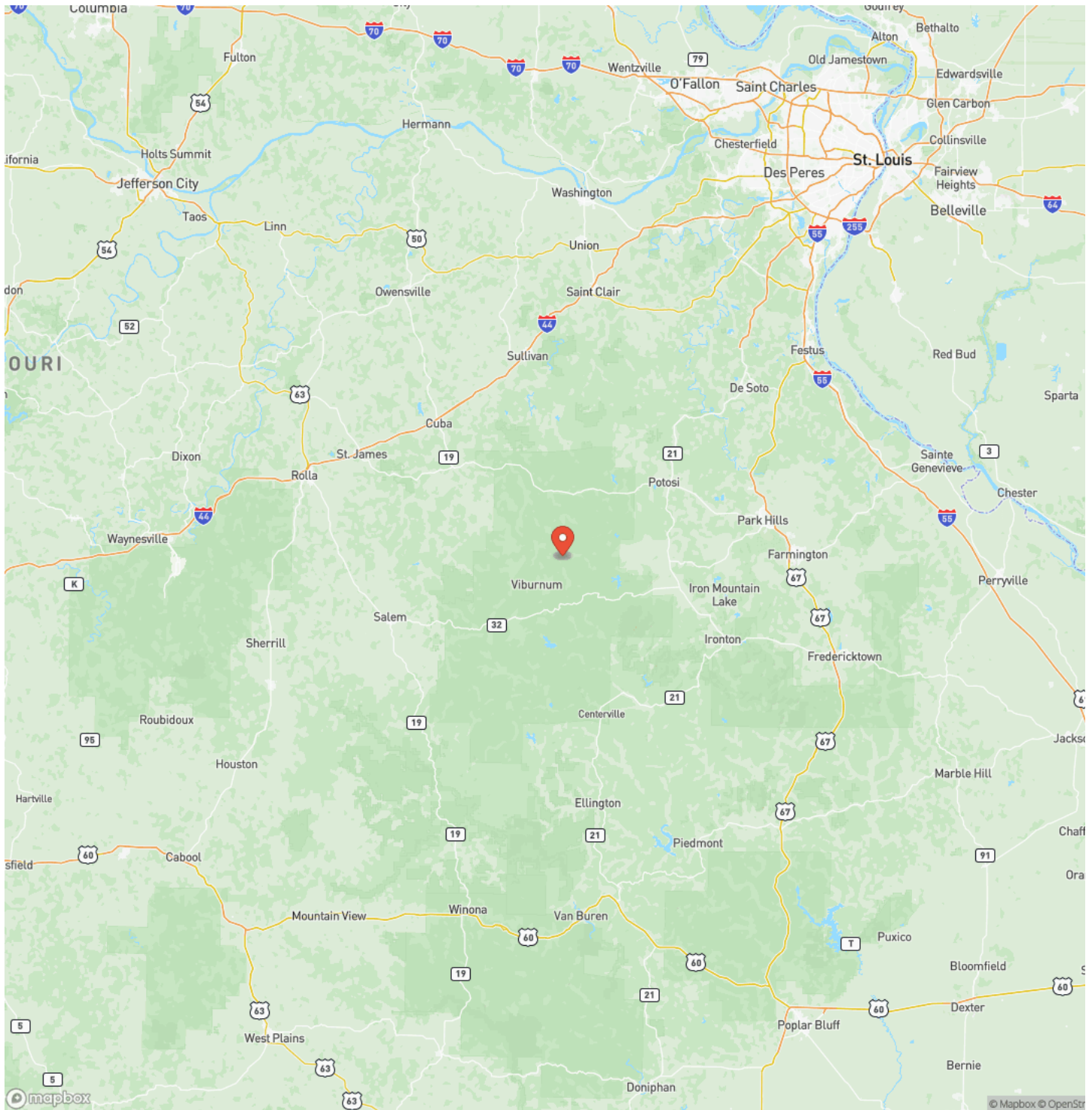
**The 142 on Courtois Creek
Potosi, MO / Washington County**



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

D.W. Hindman

Mobile

(314) 486-3500

Office

(855) 289-3478

Email

dwlivingthedream@gmail.com

Address

515 S Franklin

City / State / Zip

Cuba, MO 63005

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://livingthedreamland.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.



Living The Dream Outdoor Properties

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Leasburg, MO 65535

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