

**Mill Rock Creek 70**  
70 acres off Ray Hicks Road  
Viburnum, MO 65566

**\$210,000**  
70± Acres  
Iron County





**Mill Rock Creek 70**  
**Viburnum, MO / Iron County**

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**SUMMARY**

**Address**

70 acres off Ray Hicks Road

**City, State Zip**

Viburnum, MO 65566

**County**

Iron County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.730718 / -91.150809

**Taxes (Annually)**

20

**Acreage**

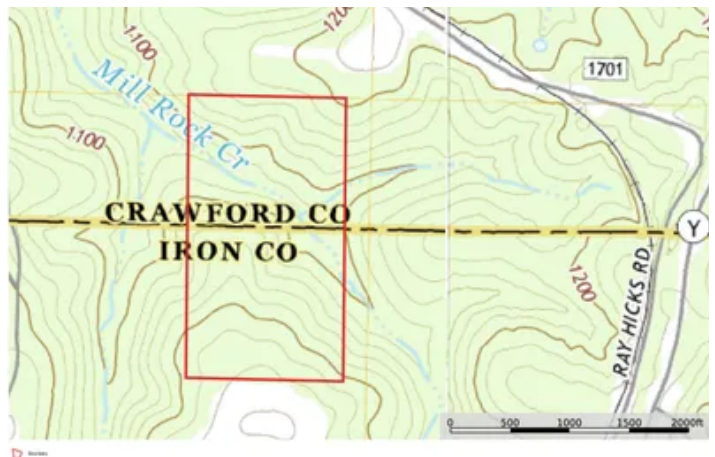
70

**Price**

\$210,000

**Property Website**

<https://livingthedreamland.com/property/mill-rock-creek-70-iron-missouri/79224/>



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**PROPERTY DESCRIPTION**

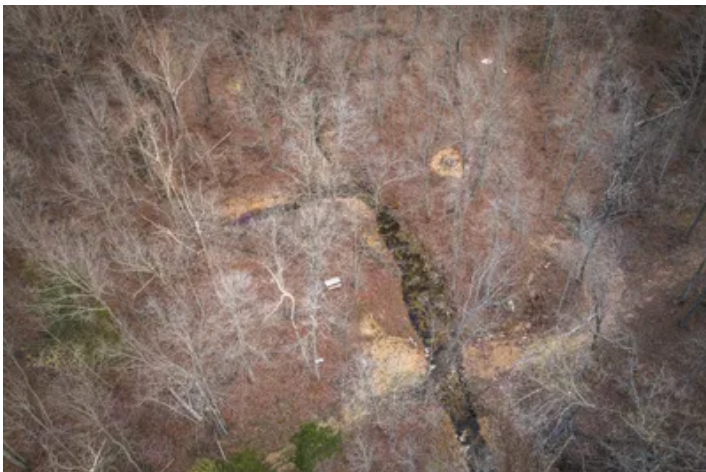
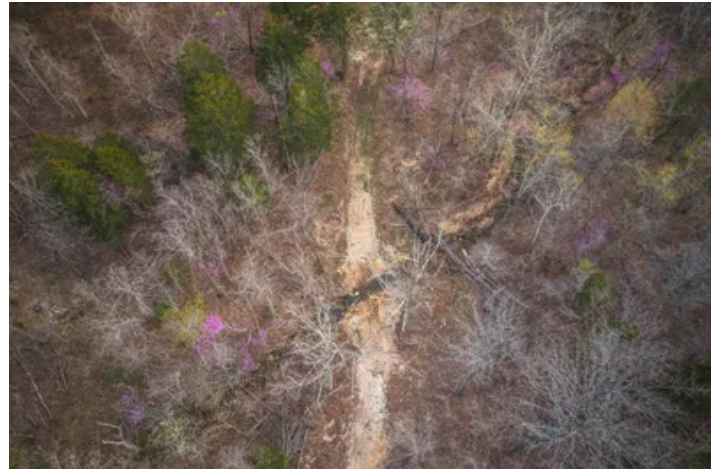
70 acres in Crawford and Iron County! This parcel has Mill Rock Creek going through it and a new access road. There are also multiple food plots to attract Deer and Turkey. Trails throughout for ATV riding and there is also a utility easement already in place. The property adjoins Mark Twin National Forest on TWO sides in case you need more to explore. The property has rolling hills and decent timber throughout and is minutes from Viburnum for gas and groceries. Property is also not from the Huzzah, Meramec, and Courtois waterways for fishing. Come take a look today!



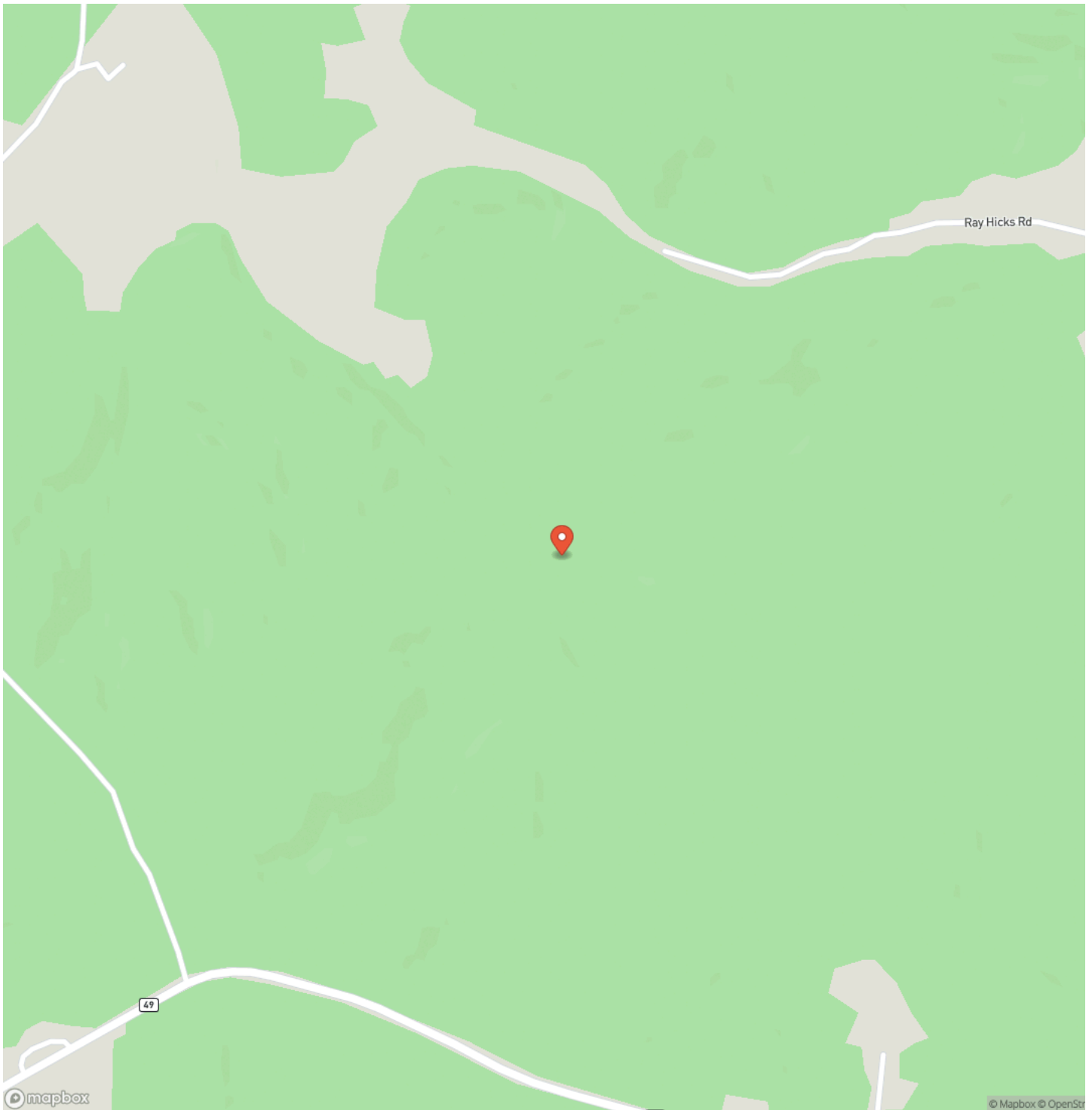


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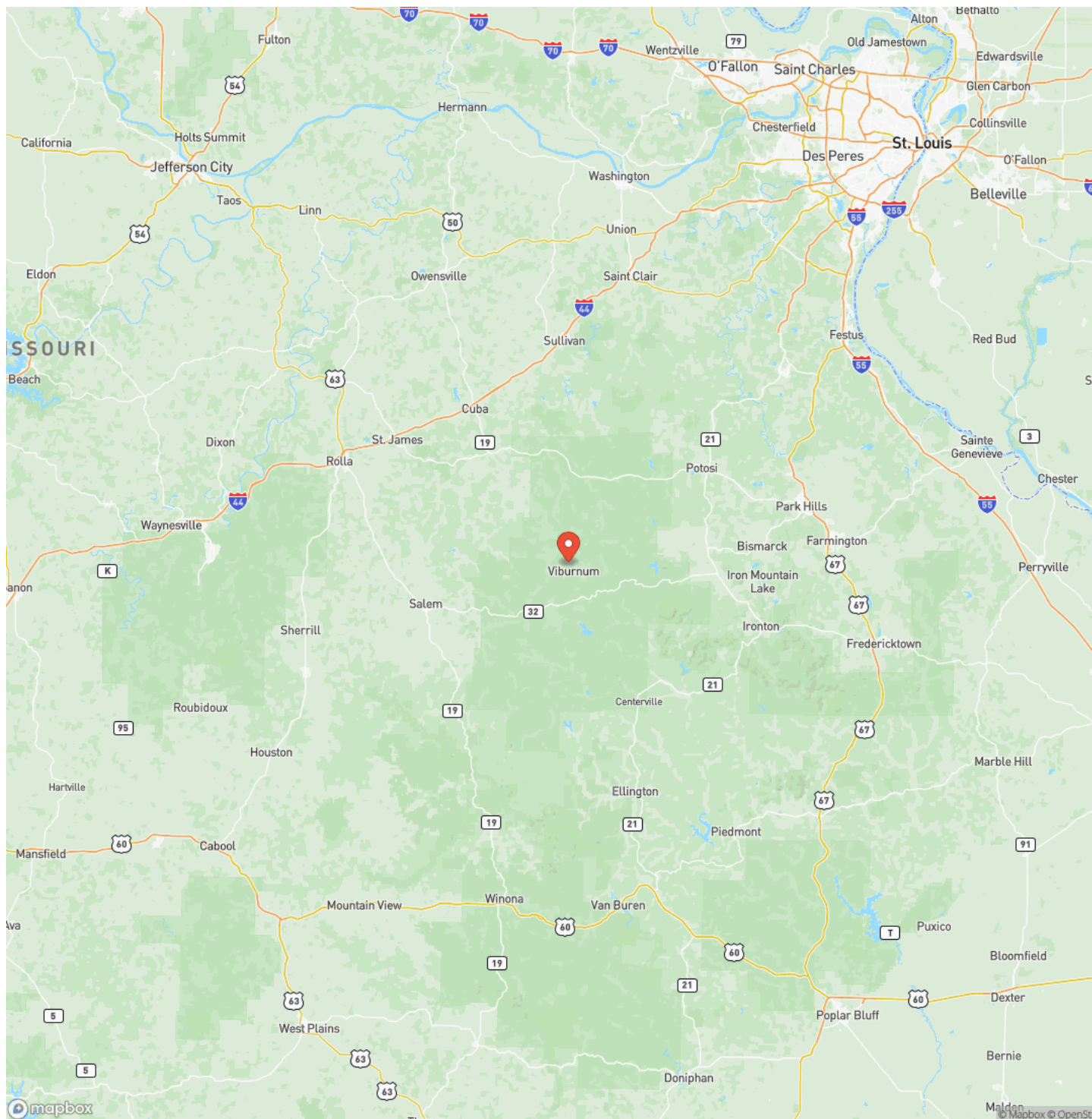


## Locator Map



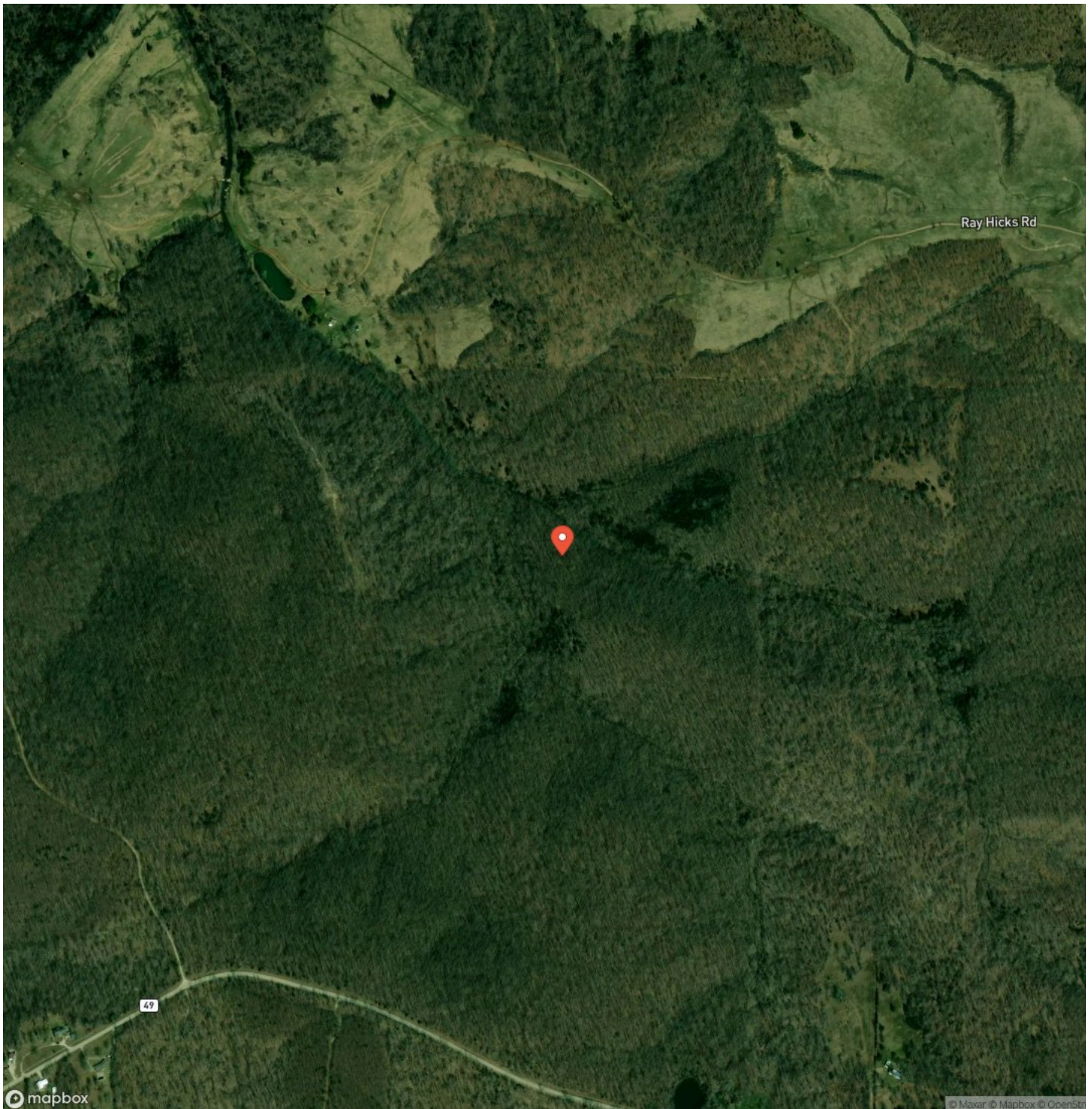


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Hindman

## Mobile

(636) 373-1509

## Email

hunterh09@yahoo.com

### Address

100 Chesterfield Parkway

## City / State / Zip

## NOTES

[illegible]



[illegible]

**<https://livingthedreamland.com/>**

## **DISCLAIMERS**

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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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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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