



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**0.5± ACRE CAMPSITE
HICKORY COUNTY, MO**

\$60,000

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

THE HICKORY 0.5

PROPERTY PROFILE

LOCATION:

- 27831 County Road 333
Polk, MO 65727
- Borders U.S. Army
Corps of Engineers Land
- Hickory County
- 0.5± Miles S of the Nearest
Pomme de Terre Boat Ramp
- 2.5± Miles SE of Pittsburg
- 19.6± Miles NE of Bolivar

COORDINATES:

- 37.80675, -93.27095

PROPERTY USE:

- Camping
- Hunting & Fishing
- Recreational

TAX INFORMATION:

- Parcel #16-3.0-05-004-000-013.000
- 2025 Taxes: \$22.84
- Parcel #16-3.0-05-004-000-012.000
- 2025 Taxes: \$19.37

PROPERTY INFORMATION:

- 0.5± Acre Campsite
- Water On-Site
- Electricity On-Site
- Septic System On-Site
- Near Lindley Creek



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KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HICKORY 0.5

WELCOME TO THE HICKORY 0.5 IN POLK, MISSOURI. This 0.5± acre campsite is set up and ready to use. Located in Hickory County, this small parcel makes a great basecamp for weekends near Pomme de Terre Lake, hunting trips, fishing trips, or simple time away from town.

The property already has water, electricity, and septic on site, saving the next owner the hassle and expense of starting from scratch. With utilities in place and a campsite layout already established, you can pull in, set up, and start enjoying the area right away.



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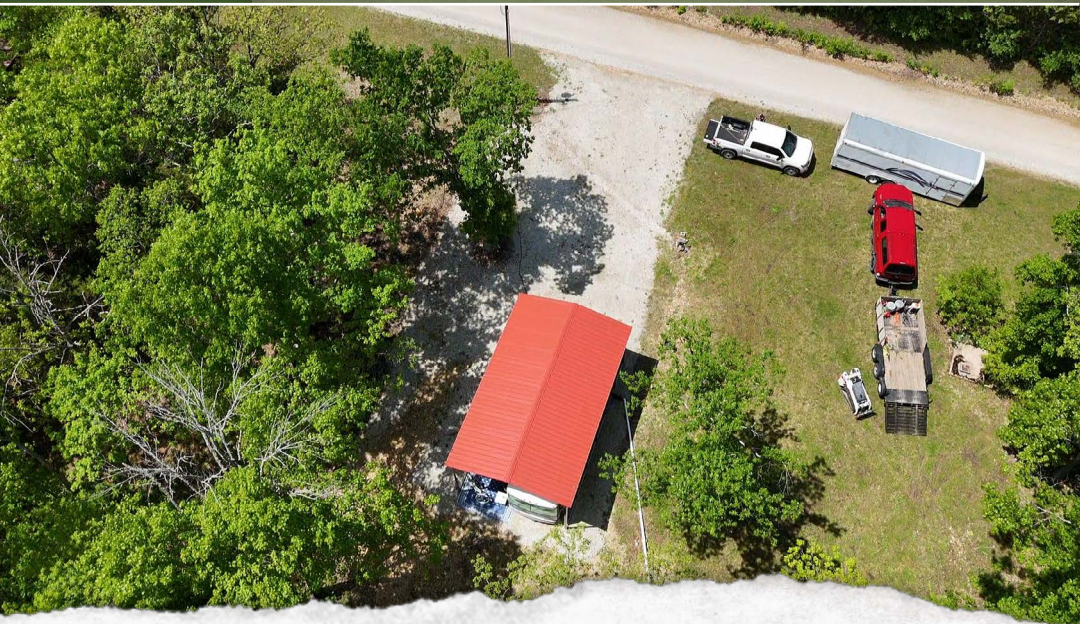
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MORE ABOUT THE HICKORY 0.5

One of the biggest advantages of this campsite is that it adjoins government land, bordering hundreds of acres of U.S. Army Corps of Engineers land, giving you access to additional outdoor recreation right from the property. That added access makes this small tract feel much larger than 0.5± acres and creates a great setup for camping, exploring, hiking, and enjoying the outdoors.

The Hickory 0.5 is within walking distance to Pomme de Terre Lake and Lindley Creek, giving you quick access to boating, fishing, camping, hiking, and other outdoor recreation. Pair it with the nearby 15± acre wooded recreational tract also for sale, the Hickory 15, or use it on its own as a low-maintenance weekend getaway. **Disclaimer: The camper and carport pictured do not convey with the property.*

Contact Kix Nelson today to schedule a private showing and experience #TheSmallTownWay.



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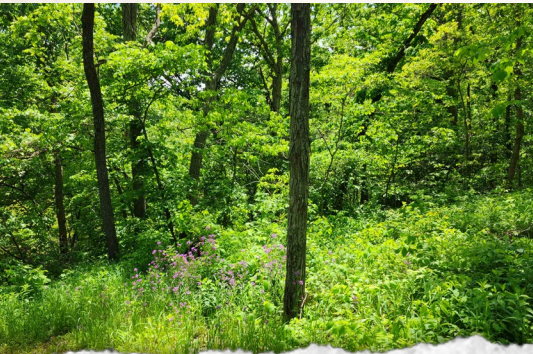
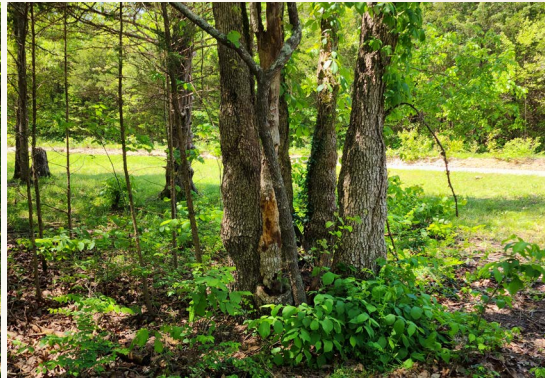
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WATER MAP



TOPOGRAPHY MAP



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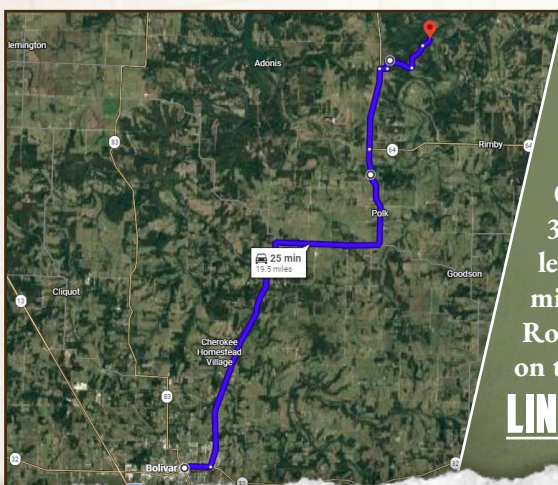
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Directions From Bolivar, MO:
Travel on State Highway D for 13.7 miles. Continue onto MO-64 W for 2.5 miles. Turn right onto E 318th Road, proceed for 0.2 miles, and then turn left onto S 181st Road. Travel for 0.2 miles, and then turn right onto E 315th Road. Proceed for 0.8 miles. Turn left onto S 190th Road, continue for 0.8 miles, and continue straight onto County Road 333. The property and sign will be on the right in 0.3 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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