

LAND AUCTION



1.1 AC± | 1 TRACT | DENT CO, MO

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/20/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: ONLINE ONLY

PROPERTY PREVIEW: 3/7/26 | 10 AM - 2 PM CT AT COUNTY ROAD 6670, SALEM, MO 65560

This 1.1± acre riverfront holding offers an exceptionally rare opportunity to own a historic Ozarks cabin site on the Current River. Located immediately adjacent to Montauk State Park and within the Current River National Scenic Riverways, the property provides direct access to one of Missouri's most iconic and well-known rivers, widely regarded as some of the Midwest's finest blue-ribbon trout water. Offerings with this level of river access, history, and location are seldom available.

The 2-bedroom, 1-bath cabin was built in 2007 and offers 1,456± square feet of living space, including an upstairs loft. The comfortable, functional layout features a full river-facing porch and a wood stove in the living room that adds to the classic river cabin feel. The cabin is well-suited as a primary residence or recreational retreat for weekend use or longer stays, with short-term rental use permitted. Additionally, a detached 960+/- square foot two-bay garage and shop offers excellent storage for vehicles, boats, and fishing gear.

From the cabin, step directly into the Current River to fish, wade, or float from the property. This stretch is known for its spring-fed water, quality trout fishing, diverse wildlife, and scenic limestone bluffs. With Montauk State Park next door and thousands of acres of surrounding public land, the area offers outstanding amenities, hiking, and wildlife viewing, with nearby public access points at Tan Vat, Baptist Camp, and Cedar Grove for extended floating and fishing.

Opportunities like this are exceptionally rare. Offering a unique combination of history, direct river access, and year-round recreation, this property represents an exclusive private holding on the upper Current River. If you're looking to fish blue-ribbon trout water from your own property, float world-class water, and step directly into the National Scenic Riverways while bordering Montauk State Park, this one deserves a closer look.



Tract #:	Tract 1
Deeded acres:	1.1± acres
Taxes:	TBD-estimated at \$750
Possession:	At closing
Brief Legal:	1.1± acres T32N R7W SEC 26 in Dent County, MO
PIDs:	17-7.0-26-0-00-003.000
Lat/Lon:	37.4486, -91.67075
Zip Code:	65560

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CLAYTON BLUM, AGENT: 573.702.8111 | clayton.blum@whitetailproperties.com
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Clayton Blum, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 573.702.8111 | Justin Head, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 573.308.7376 | Cody Lowderman, MO Auctioneer License 11037



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