

ONLINE ONLY LAND AUCTION

46.32± Acres Barclay Springs Road, Lebanon, MO 65764



618-234-8751
Adam Jokisch
Mobile (618) 530-8751

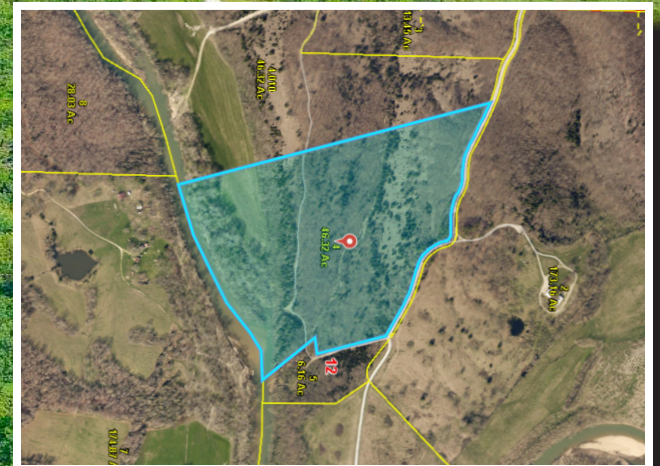
BIDDING CLOSES: 5PM ~ WEDNESDAY, JULY 8, 2026

VIEWING: SUNDAY, JULY 5th ~ 2:30-4:30PM

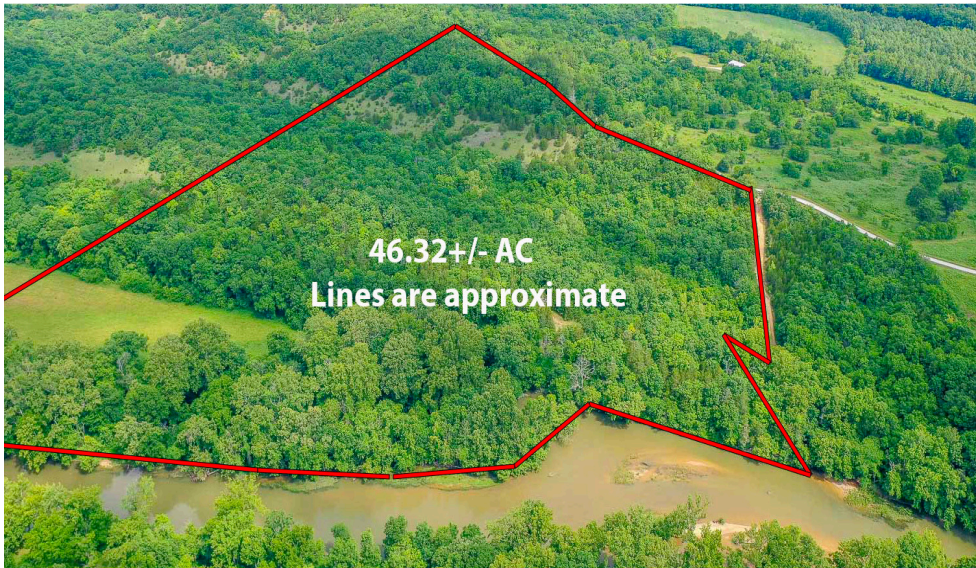
For Online Bidding Visit: AdamsAuctions.HiBid.com

46.32+/- AC
Lines are approximate

46.32± AC PARCEL
RIVER ACCESS
RESIDENTIAL
POTENTIAL



GENERAL INFORMATION & AUCTION TERMS



46.32± AC

TOTAL LOT SIZE

UNINCORPORATED

ZONING

\$28

TOTAL '25 TAXES

Rare opportunity to acquire 46.32± acres of mostly wooded land offering exceptional versatility for recreational use, residential development, or income potential through timber harvesting in Dallas County, Missouri. Conveniently located just 30 minutes from Lebanon and accessed directly from Barclay Springs Road, the property is situated near Barclay Springs Conservation Area, which features public Niangua River access and a boat launch. A county-maintained road extends into the property, providing easy access through mature timber, natural foliage, and a free-flowing creek that winds along scenic bluffs before reaching a gravel bar on the Niangua River, an ideal setting for fishing, kayaking, and enjoying the outdoors. Several potential building sites are available, including cleared level areas and elevated bluff-top locations that, with selective clearing, could offer impressive views. Public electricity is available along Barclay Springs Road, while private well and septic systems would be the most suitable utility options. Adding to the property's appeal, it is located just 15 minutes from Bennett Spring State Park, renowned for its lodging accommodations, scenic beauty, and world-class trout fishing opportunities. Whether you're seeking a private hunting retreat, a future homesite, a recreational getaway, or a long-term land investment, this unique river-access property offers endless opportunities amidst the beauty of the Missouri Ozarks and abundant native wildlife.

**** THE PROPERTY HAS A COUNTY OWNED ROAD WITH A 40' WIDE EASEMENT THAT IS NO LONGER MAINTAINED BY DALLAS COUNTY****

PARCEL NUMBERS

P.I.N	Size	Amount
06-1.0-12-000-000-004.000	46.32± Ac.	\$28

Terms: \$10,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

