



# MISSOURI Land & Farm

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## 42 Acres on Missouri River Bluff – Lafayette County

00 Dover Bluff Road, Waverly, Mo 64096

Lafayette County

**\$275,100**



### CONTACT:



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Sales

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## Scenic Missouri River Bluff Retreat – Privacy, Wildlife, and Premier Build Potential

If you are seeking a secluded, high-quality property that offers outstanding hunting, unmatched views, and an ideal location for a future home or cabin, this 42-acre Missouri River bluff tract is a rare opportunity you won't want to overlook.

Located just north of Dover in Lafayette County, this exceptional property sits at the very end of a dead-end road—providing the peace, privacy, and separation from daily distractions that serious land buyers value most. To the east, the property directly borders the Big Muddy National Wildlife Refuge, ensuring permanently protected scenery, abundant wildlife movement, and a level of seclusion seldom found in today's market.

The acreage is dominated by mature hardwood timber, creating a beautiful natural setting with excellent habitat for deer and turkeys. A small open field offers an ideal location for a food plot, enhancing hunting potential and drawing wildlife from the surrounding refuge. An old access road winds through the property, providing easy access for hunting, hiking, and exploring, while also serving as a natural corridor for frequent wildlife activity.

For those considering building, this tract features a premier homesite with **water and electric nearby**—a significant advantage that reduces future development costs and opens the door for a cabin, full-time residence, or weekend getaway. From the bluff, owners can enjoy expansive views overlooking the Missouri River and the picturesque river bottoms below, creating a setting that is truly one of a kind.

Priced competitively at **\$6,550 per acre**, the total offering comes to **\$275,100**, representing excellent value for a property with this level of privacy, scenery, and long-term potential.

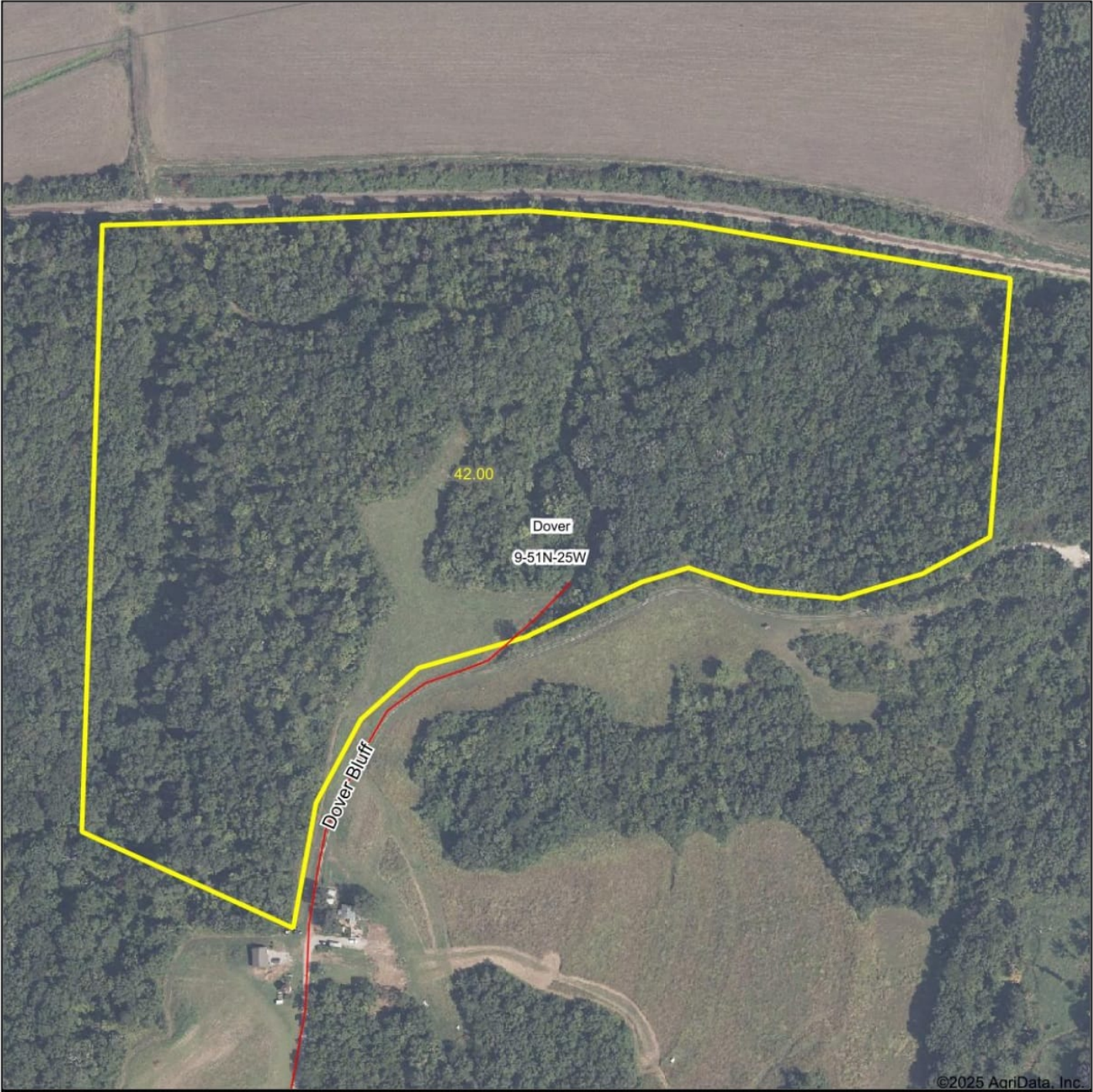
Properties with this combination of bluff views, utility access, wildlife habitat, and refuge adjacency are extremely scarce.

**Call or text Troy at 660-973-3958 for more questions or to schedule a private tour.**

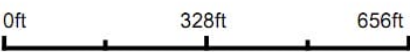
Secure your opportunity to own a premier slice of Missouri River bluff country before it's gone.



Aerial Map



Boundary Center: 39° 13' 42.36, -93° 39' 43.05



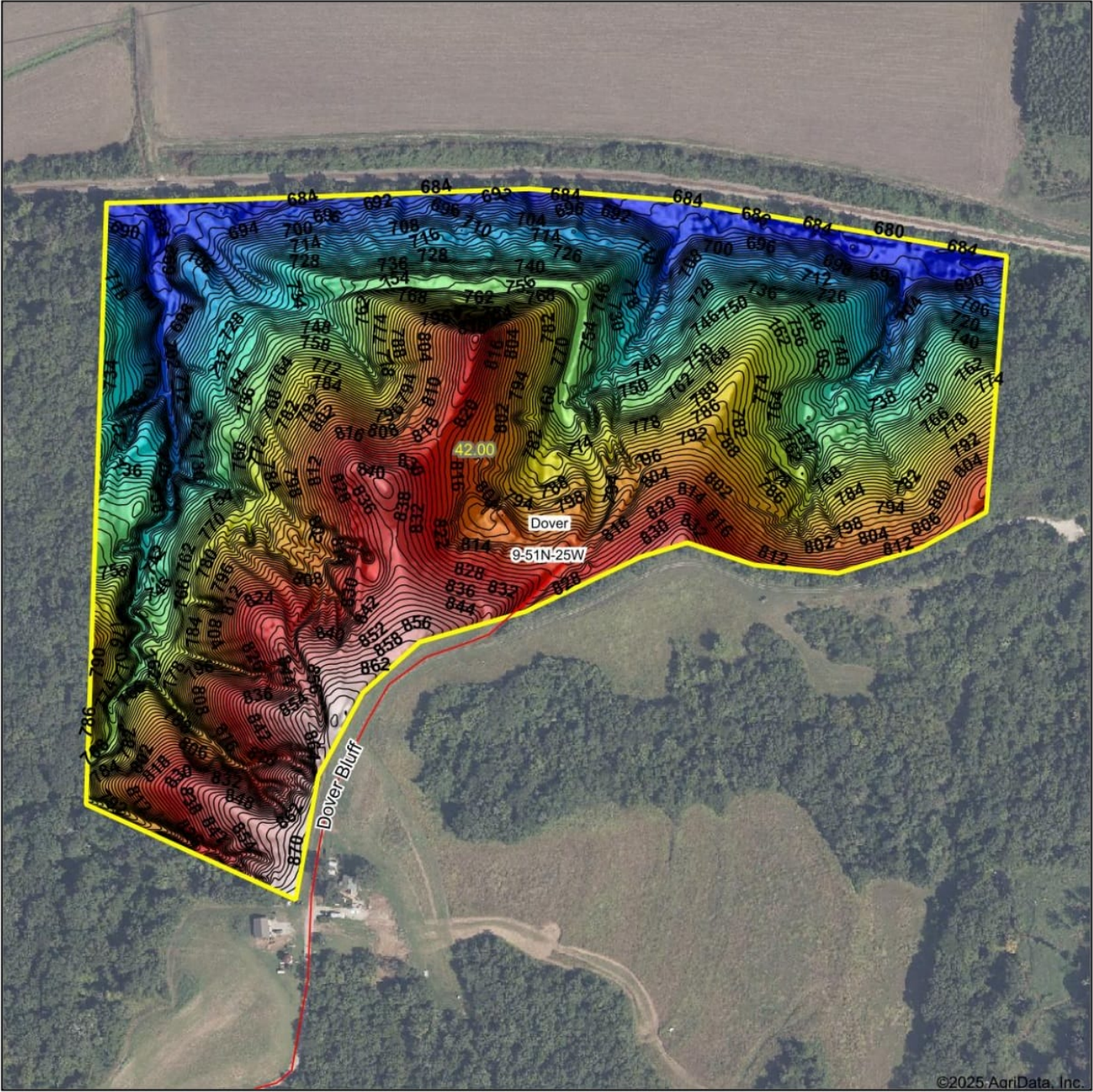
9-51N-25W  
Lafayette County  
Missouri



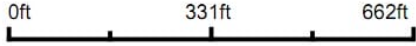
11/20/2025



Topography Hillshade



Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 681.0  
Max: 875.5  
Range: 194.5  
Average: 770.9  
Standard Deviation: 48.23 ft

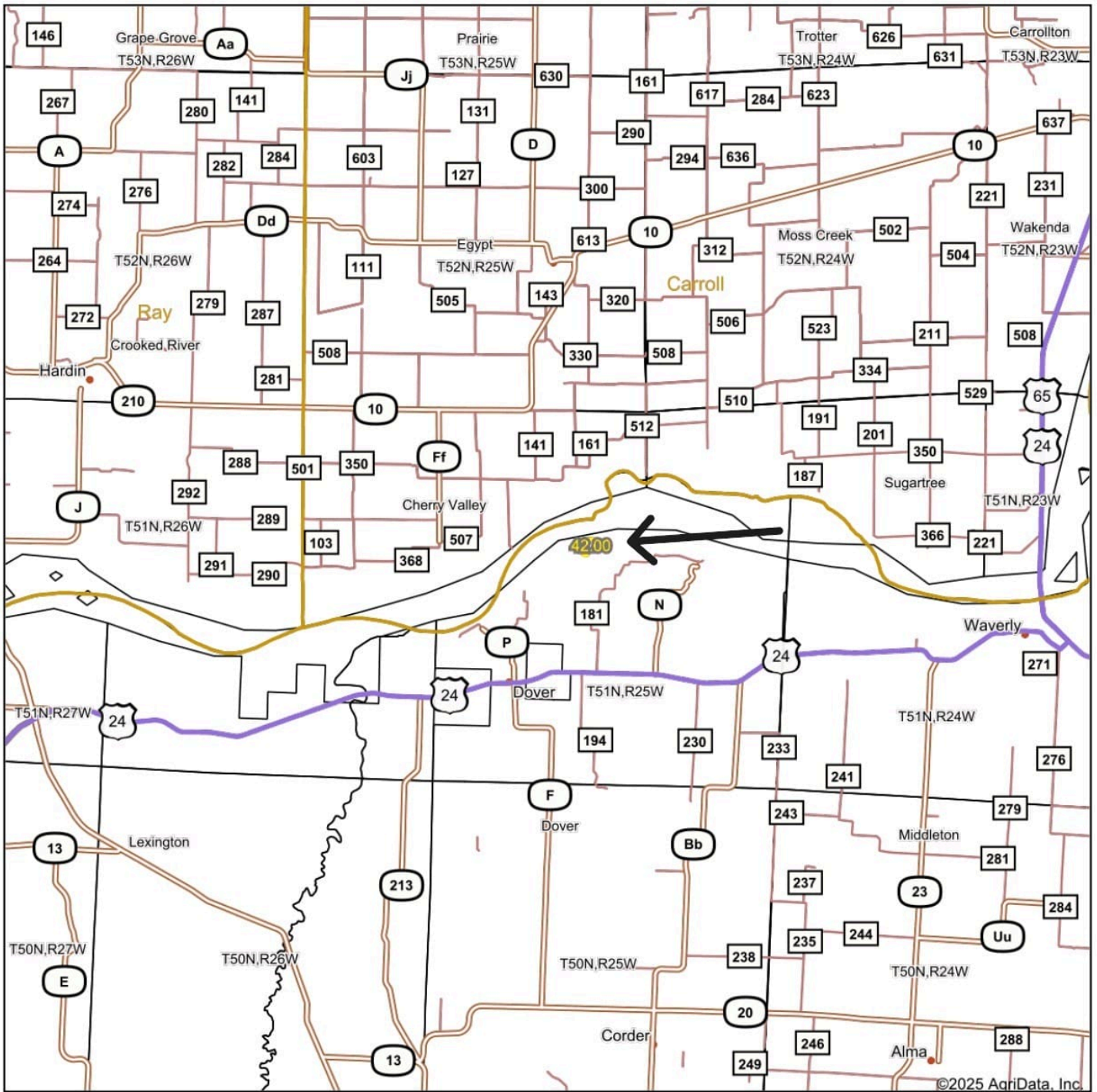


9-51N-25W  
Lafayette County  
Missouri

Boundary Center: 39° 13' 42.36, -93° 39' 43.05



# Overview Map



Map Center: 39° 13' 41.1, -93° 40' 36.55

0mi 2.8mi 5.6mi

Maps Provided By:  
**surety**  
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