

Fox Hollow

County Road 774, Bedwell, MO 63638, United States of America, Reynolds
County County, Missouri, 63638





Overview

Welcome to Fox Hollow, a stunning collection of tracts nestled in the heart of Reynolds County, Missouri. With over 77 acres of pristine land, this property offers a unique opportunity for those seeking a tranquil retreat or a savvy

investment in a rapidly growing area.

Key Features

- ✓ Total of 14 tracts available, ranging from 5.02 to 7.74 acres.
- ✓ Affordable pricing starting as low as \$27,556.
- ✓ Beautiful natural surroundings, perfect for outdoor activities.
- ✓ Secluded yet accessible location with easy road access.
- ✓ No annual property tax, maximizing your investment potential.
- ✓ Flexible use options for residential, recreational, or investment purposes.
- ✓ Video tour available to explore the beauty of Fox Hollow.

Location

Fox Hollow is situated on County Road 774 in Bedwell, MO, offering a peaceful rural setting while being conveniently close to local amenities. Enjoy the serene landscapes and vibrant wildlife that make this area a true haven for nature lovers.

Investment Highlights

- ✓ Strong potential for value appreciation in a desirable location.
 - ✓ Ideal for building your dream home or creating a weekend getaway.
 - ✓ Limited inventory in the area increases demand for available tracts.
 - ✓ Unique opportunity to acquire land with no property tax burden.
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For more information, visit our website

Fox Hollow Coordinates

Below is a list of approximate boundary coordinates, separated by tract number.

Tract 1

37.282509, -91.035535
37.281899, -91.034875
37.281557, -91.033863
37.281191, -91.033448
37.281215, -91.036333
37.282497, -91.036302

Tract 2

37.282438, -91.033167
37.282378, -91.033120
37.282291, -91.033479
37.282104, -91.033710
37.281934, -91.033696
37.281709, -91.033895
37.281551, -91.033852
37.281649, -91.034570
37.281863, -91.034853
37.281968, -91.035103
37.282483, -91.035566

Tract 3

37.282378, -91.033120
37.282291, -91.033479
37.282104, -91.033710
37.281934, -91.033696
37.281709, -91.033895
37.281551, -91.033852
37.281390, -91.033564
37.281176, -91.033403
37.280877, -91.032650
37.280863, -91.032406
37.280674, -91.032190
37.280533, -91.031786

Tract 4

37.281176, -91.033403
37.281209, -91.036334
37.280372, -91.036356
37.280402, -91.033172
37.280733, -91.033338

Tract 5

37.281176, -91.033403
37.280877, -91.032650
37.280863, -91.032406
37.280674, -91.032190
37.280533, -91.031786
37.280732, -91.033348
37.280129, -91.033010
37.279129, -91.033055
37.279120, -91.031825
37.280503, -91.031786

Tract 6

37.279585, -91.033011
37.279528, -91.036378
37.280374, -91.036362
37.280406, -91.033180
37.280124, -91.033015
37.279582, -91.033006

Tract 7

37.279585, -91.033011
37.279528, -91.036378
37.278744, -91.036403
37.278793, -91.033601
37.279115, -91.033062
37.279585, -91.033005

Tract 8

37.279129, -91.033055
37.279120, -91.031825
37.277933, -91.031864
37.277919, -91.034179
37.278589, -91.033830
37.279113, -91.033088

Tract 9

37.278789, -91.033599
37.278750, -91.036407
37.277880, -91.036434
37.277911, -91.034181
37.278342, -91.034020
37.278787, -91.033591

Tract 10

37.277912, -91.034180
37.276947, -91.034070
37.276916, -91.036448
37.277877, -91.036426
37.277916, -91.034180

Tract 11

37.277912, -91.034180
37.276947, -91.034070
37.276965, -91.031891
37.277930, -91.031858
37.277912, -91.034180

Tract 12

37.276946, -91.034078
37.276488, -91.033749
37.276313, -91.033727
37.276072, -91.034838
37.276135, -91.035117
37.276125, -91.036479
37.276910, -91.036458

Tract 13

37.276941, -91.034074
37.276495, -91.033743
37.275997, -91.033687
37.275264, -91.033738
37.275236, -91.031946
37.276965, -91.031895
37.276941, -91.034074

Tract 14

37.276313, -91.033722
37.276070, -91.034822
37.276139, -91.035117
37.276127, -91.036486
37.275300, -91.036512
37.275260, -91.033748
37.275762, -91.033763
37.276313, -91.033722

This Document Was Prepared By:
Classic Country Land, LLC
940 W Stacy Suite #140
Allen, TX 75013

After Recording Please Return To:
Classic Country Land, LLC
940 W Stacy Suite #140
Allen, TX 75013

Classic Country Land, LLC

DECLARATION OF COVENANTS AND RESERVATIONS

From: October 7, 2025

Classic Country Land, LLC a Texas LLC is the owner of the following described real property situated in Reynolds County, Missouri to wit:

Property Name: Fox Hollow

LEGAL DESCRIPTION - Please see Exhibit "A"

SECTION I: The following reservations and restrictive covenants are imposed upon the Property all of which are to be construed as covenants running with the title to the Property and with every part thereof.

Classic Country Land, LLC intends to subdivide the property and sell the property in parcels and desires to protect the property from environmental harm and unpleasant living conditions.

The foregoing reservations and restrictive covenants are to run with title to the Property and shall be binding upon all parties and all persons owning any part of the Property and shall continue in force until October 2055, and shall automatically be extended thereafter for successive periods of ten years, provided however, that the then-owners of two-thirds of the square feet of surface area contained in the Property may vote to change these reservations and restrictive covenants in whole or in part at any time.

If the owner or any person in possession of any part of the Property shall violate any of the reservations and restrictive covenants herein set forth, it shall be lawful for any other person owning any part of the Property to prosecute any proceedings at law or in equity against any person or persons violating any such reservations and restrictive covenants either to prevent the violation thereof, or to recover damages, or both. Invalidation of any of these reservations and restrictive covenants by judgment or court order shall in no wise affect any of the other restrictions and restrictive covenants all of which shall remain in full force and effect.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Missouri State Building Codes and if applicable, Reynolds County Building and Zoning Department regulations and permitted uses.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Pets and Livestock: Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted. No more than three (3) dogs are permitted. Dogs must be contained to your property.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is

not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Environmental Protection: Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided into more than 2 parcels without the express written consent of the Seller.

Covenant Violations: In the event of a covenant violation, notice shall be provided to the Owner, who shall have fifteen (15) days to remedy the default. Failure to cure the violation within said period will result in the Owner paying Classic Country Land, LLC twenty five (\$25.00) per day until the violation is fully cured.

SECTION II: The foregoing reservations and restrictive covenants are to run with the land until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Residing on the Property: You agree not to take up residence on the property until you have completed a Residency Permit from Classic Country Land, LLC. You further agree to keep Classic Country Land, LLC apprised of your full-time address.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Missouri State Building Codes and if applicable, Reynolds County Building and Zoning Department regulations and permitted uses.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Subleasing: You agree not to rent, lease, sublet, loan, or assign any part of this property for the duration of this Contract for Deed.

Pets and Livestock: Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted. No more than three (3) dogs are permitted per Contract for Deed. Dogs must be contained to your property.

Utility/Water Installation: Any utility construction on a parcel shall be the Buyer's responsibility at the Buyer's sole expense. Any well drilled on a parcel will also be the Buyer's responsibility and sole expense. Well permits must be obtained from the county if required.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Septic Systems: If occupied by a residence; a septic system, composting system, a maintained portable toilet, or outhouse must be constructed in accordance with all federal, state, and local standards.

Environmental Protection and Cutting Timber: You agree not to cut or remove marketable timber (Any tree with a stump diameter of 16" and larger, no lower than 6" from ground level) from the property without the express written permission of Classic Country Land, LLC during the term of indebtedness. Should you violate this clause by cutting any tree or trees of stated size without permission, you agree to pay Classic Country Land, LLC not less than \$1,000 per tree cut. The beauty of the property is in the mixture of trees and open space. Trees having a stump diameter of 16" and larger, no lower than 6" from ground level may only be cut if the following conditions are met: a) are dead or dying or b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event, not more than twenty percent (20%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit; including but not limited to logs, lumber, firewood, etc. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Hunting: Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within the property. Please contact the State Wildlife Dept. for required licenses and seasons.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

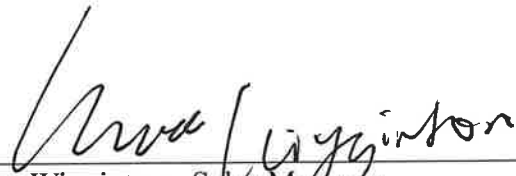
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Covenant Violations: In the event of a covenant violation, notice shall be provided to the Owner, who shall have fifteen (15) days to remedy the default. Failure to cure the violation

within said period will result in the Owner paying Classic Country Land, LLC twenty five (\$25.00) per day until the violation is fully cured.

No deviation of any kind shall be permitted from these covenants unless written permission is granted from the Seller.

In witness whereof, these reservations and restrictive covenants have been executed as of October 9th, 2025

By: 
Emma Wigginton - Sales Manager

ACKNOWLEDGEMENT

State of Texas

County of Collin

On this 10 day of October, 2025, before me, the undersigned Notary Public, personally appeared Emma Wigginton, personally known to me (or proved to me based on satisfactory evidence) to be the persons who signed and executed the foregoing instrument in their authorized capacity.

Signature: 

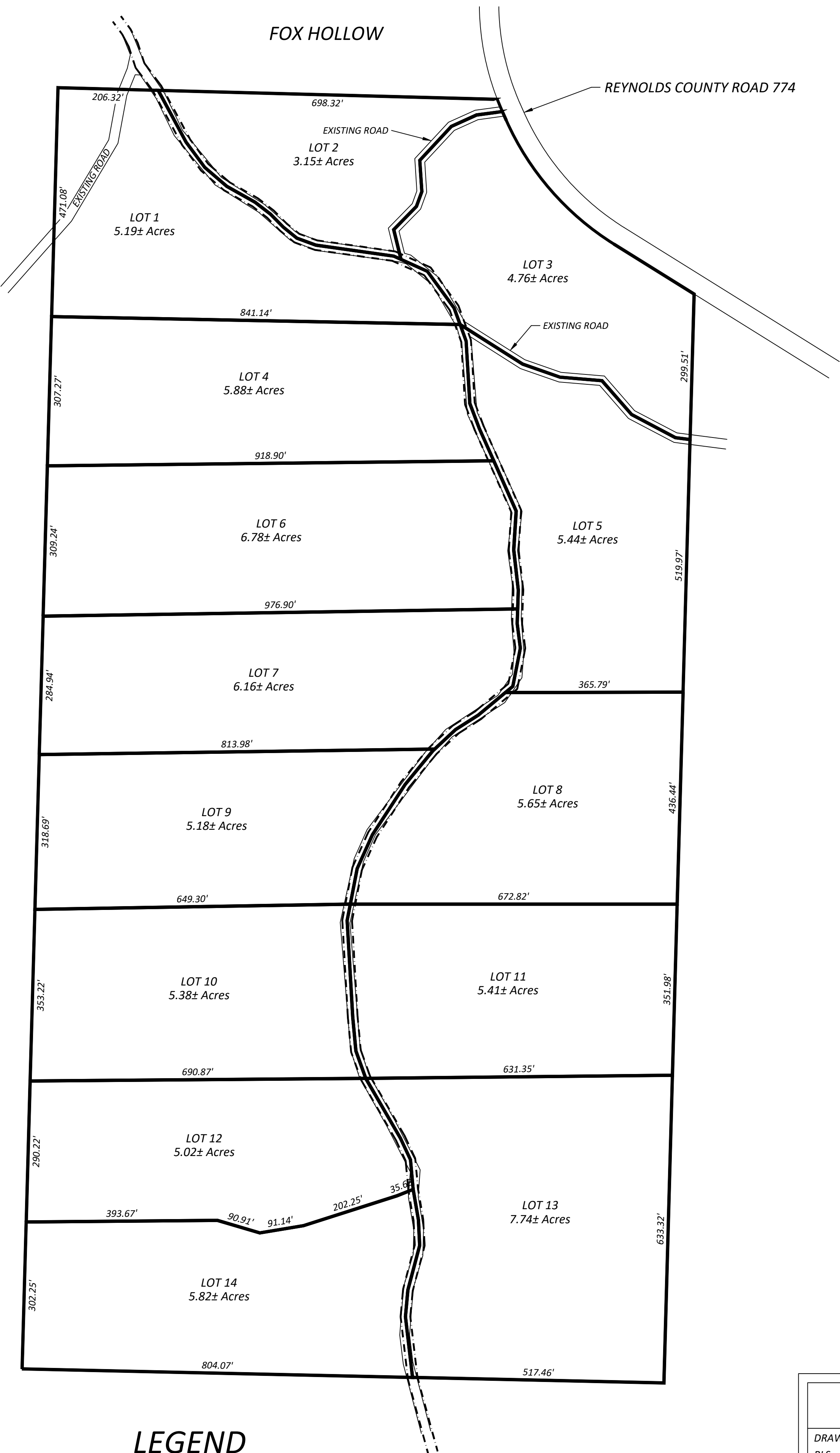


Exhibit "A"

Northeast Quarter of the Northeast Quarter of Section 22, Township 30 North, Range 1 West, containing 40 acres, more or less, including all mineral rights, easements and other instruments on record. Subject to Road Easement from Jerome B Bales and Malcolm B Bales to Kris Wilfong and Norma Wilfong recorded as Instrument #202100841 on August 30, 2021 in the Reynolds County Land Records.

Southeast Quarter of the Northeast Quarter of Section 22, Township 30 North, Range I West containing 40 acres, more or less. Subject to Road Easement from Charlotte Fuller to Kris Wilfong and Norma Wilfong recorded as Instrument #202100327 on April 13, 2021 in the Reynolds County Land Records.

DEED RECORDED IN REYNOLDS COUNTY DEED RECORD INSTRUMENT NO. 202500143, IN THE RECORDER'S OFFICE OF REYNOLDS COUNTY, MISSOURI.



CARMACK SURVEYING & ENGINEERING
 12071 HIGHWAY 32
 ROBY, MO. 65557
 PH: 417-458-4798

LEGEND

These standard symbols will be found in the drawing.

----- EXISTING EASEMENT LINE



PRELIMINARY PLAN FOR CLASSIC COUNTRY LAND

DRAWN RLS	DATE 09/04/25	REYNOLDS COUNTY, MO.
APPROVED LEC	DATE 09/04/25	SEC. 22 T30N, R1W
SCALE 1"= 150'	SHEET 1 OF 1	PROJECT NO. C-11314P