

Festus 30
000 US Highway 67
Festus, MO 63028

\$390,000
30± Acres
Jefferson County



Festus 30
Festus, MO / Jefferson County

SUMMARY

Address

000 US Highway 67

City, State Zip

Festus, MO 63028

County

Jefferson County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

38.1834 / -90.438

Acreage

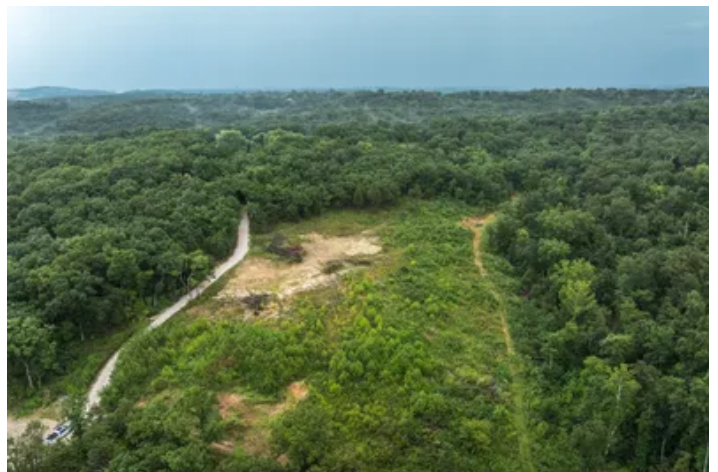
30

Price

\$390,000

Property Website

<https://livingthedreamland.com/property/festus-30-jefferson-missouri/88650/>



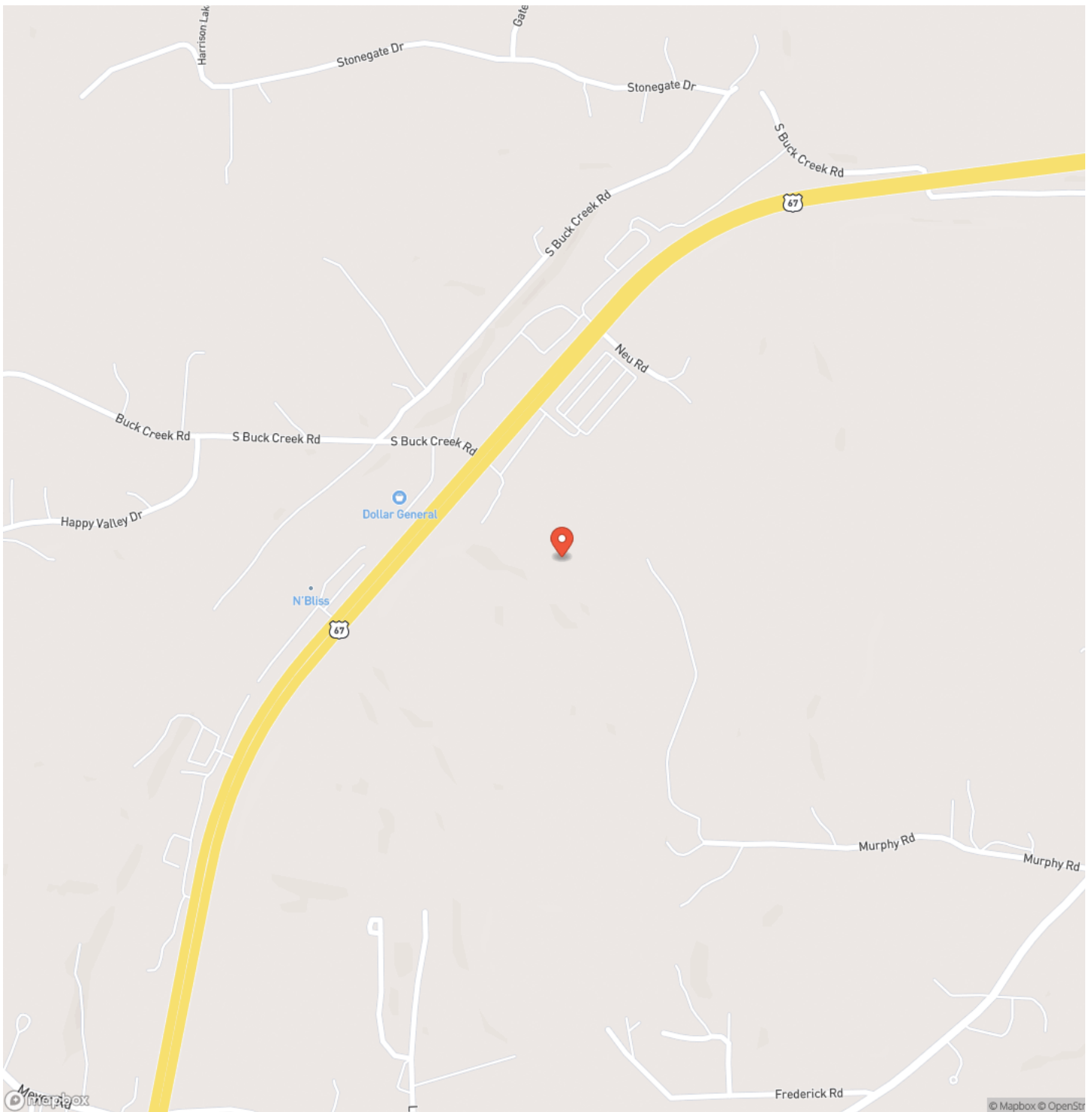
PROPERTY DESCRIPTION

Here's a rare opportunity to own 30 acres with endless potential, located just 5 minutes outside of Festus along Highway 67. Over 3 acres have already been cleared for a homesite, making it easy to start building right away. A private, half-mile gravel road will get you around the property with ease. The land lays beautifully with rolling topography that would be perfect for adding a private lake. Picture your dream home on the hilltop, overlooking the water and enjoying spectacular westward sunset views. Utilities are easily accessible with electric and water nearby. With no restrictions, the options are wide open—build your forever home, create a family compound, or even explore development potential. Despite its close proximity to the highway, the property feels tucked away and private once you're out on the land. Wildlife is abundant, and it wouldn't be surprising to see deer roaming the property, making it a great spot for hunting as well. The driveway sits directly across from an intersection on Highway 67, offering easy access in both directions. Sellers are also slightly flexible on property size and boundary lines, allowing you to tailor the acreage to your vision. Opportunities like this don't come around often—schedule your showing today!

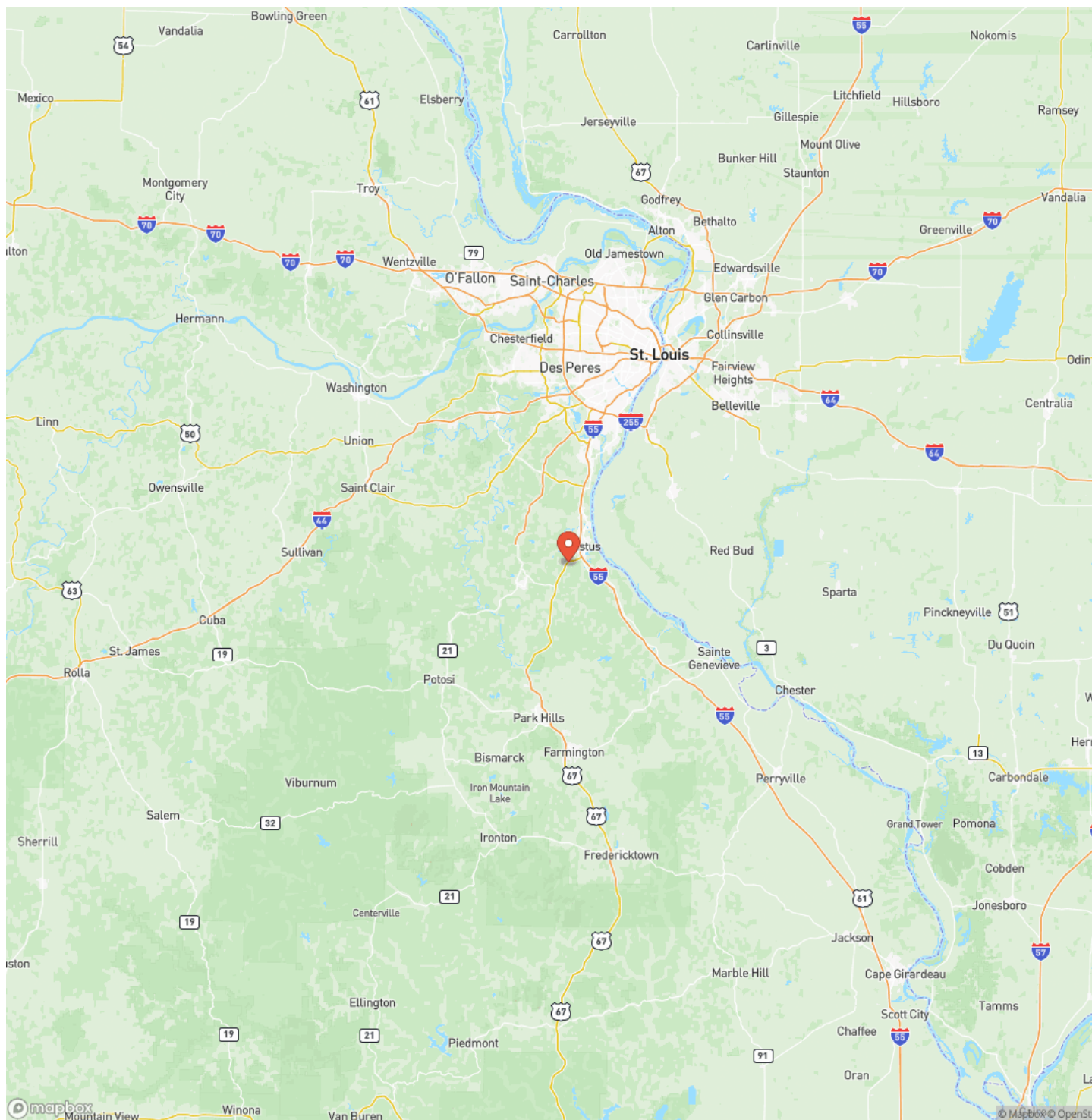




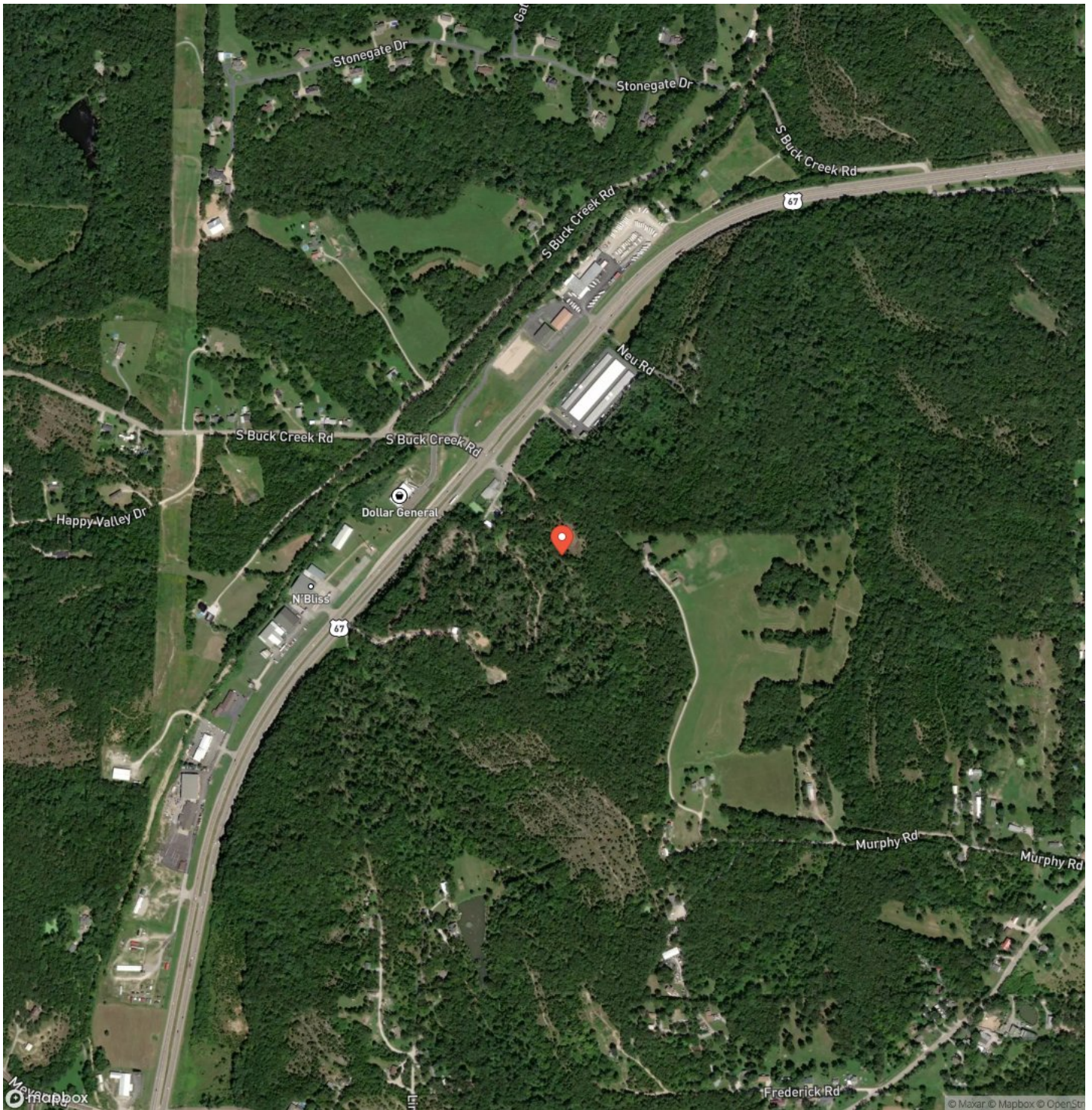
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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MORE INFO ONLINE:

<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

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