

5.3 Acres in an Elegant Country Community
LT 6 NIANGUA RANCH
Marshfield, MO 65706

\$65,000
5.300± Acres
Webster County



5.3 Acres in an Elegant Country Community Marshfield, MO / Webster County

SUMMARY

Address

LT 6 NIANGUA RANCH

City, State Zip

Marshfield, MO 65706

County

Webster County

Type

Undeveloped Land, Recreational Land, Farms

Latitude / Longitude

37.407987 / -92.944879

Acreage

5.300

Price

\$65,000

Property Website

<https://mossyoakproperties.com/property/5-3-acres-in-an-elegant-country-community-webster-missouri/93994/>



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PROPERTY DESCRIPTION

Discover the perfect blend of privacy, scenery, and convenience on this 5.3-acre tract located just north of Marshfield, Missouri. Situated in an elegant, well-kept rural community, this property offers a great mix of open pasture and lightly wooded areas, making it ideal for a custom home, hobby farm, or weekend getaway.

Gently rolling terrain provides multiple potential build sites, including elevated spots with long views and private areas tucked against the timber. With plenty of space for a shop, barn, garden, or livestock, this lot gives you the freedom of country living while still being only minutes from Marshfield amenities.

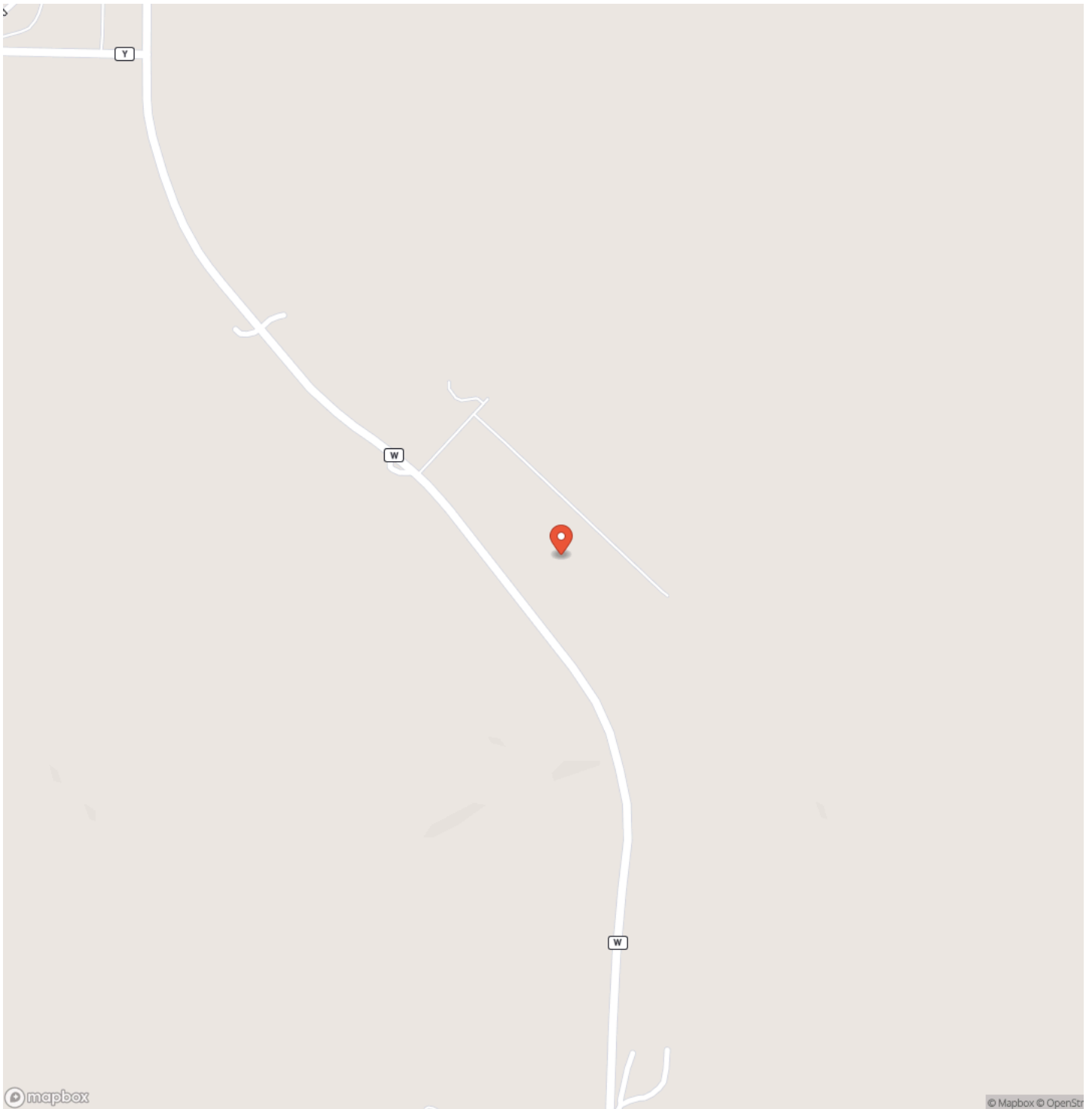
Power is nearby, the surrounding properties are well maintained, and the community has a peaceful, country-estate feel. This tract sits just off paved access in a quiet area with quality homes and small acreage parcels.

Whether you're looking for a build-ready homesite or a scenic retreat, this 5.3 acres offers the space, beauty, and setting you've been waiting for.

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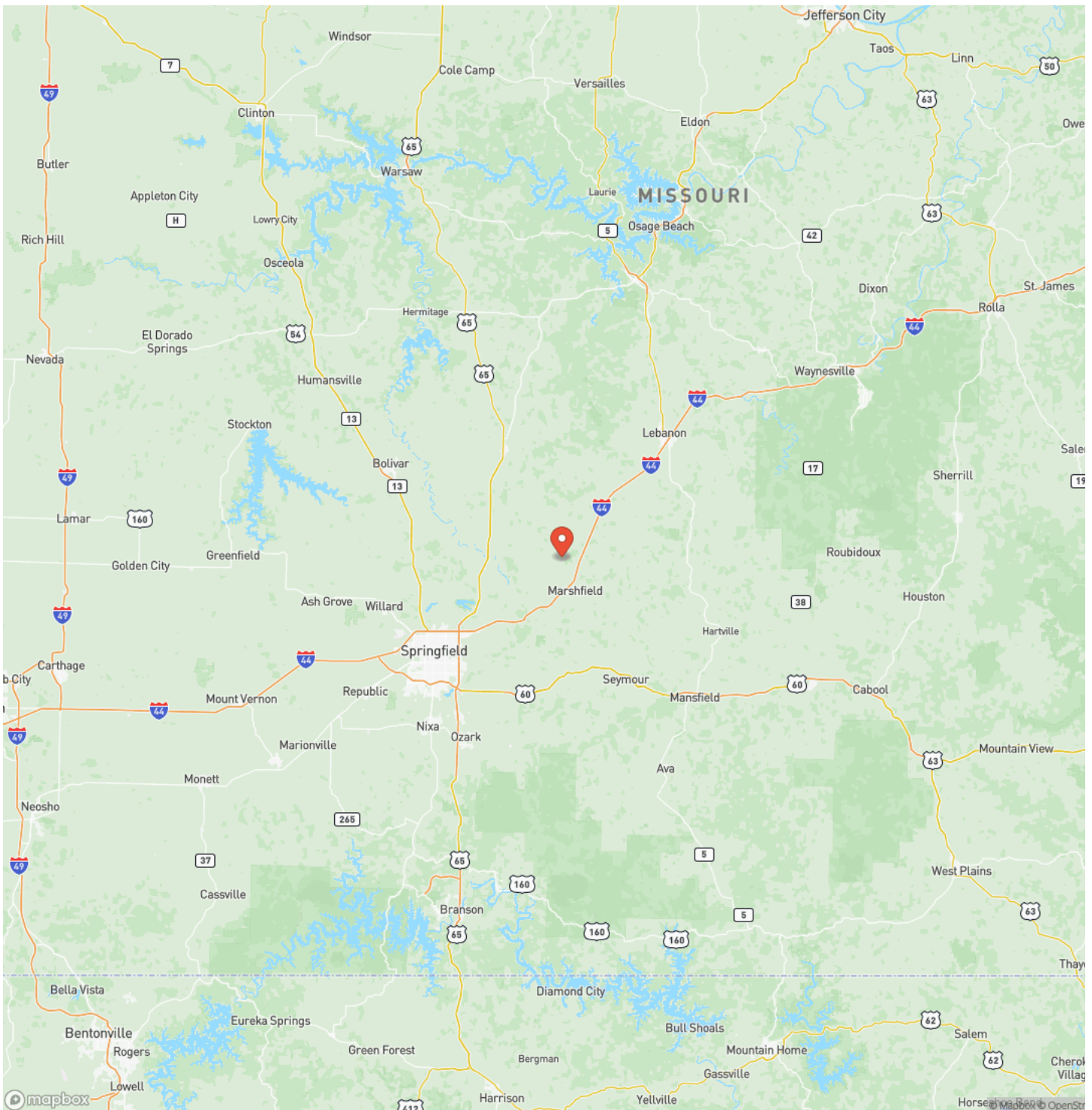


Locator Map

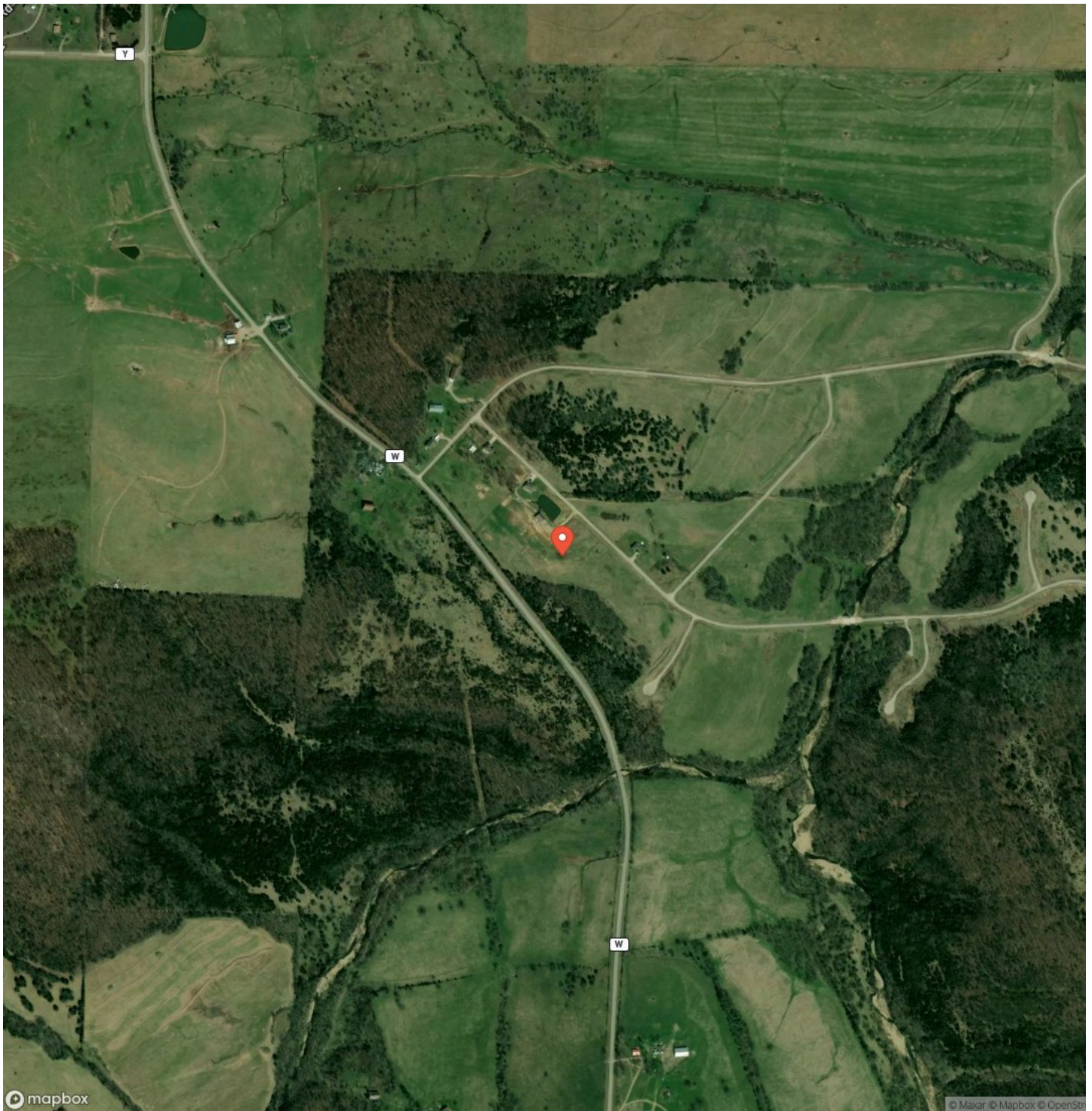


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Locator Map



Satellite Map



5.3 Acres in an Elegant Country Community Marshfield, MO / Webster County

LISTING REPRESENTATIVE

For more information contact:



Representative

Calen Born

Mobile

(913) 620-1312

Email

cborn@mossyoakproperties.com

Address

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.

This image shows a single 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.



MORE INFO ONLINE:
MossyOakProperties.com

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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.

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