

**Wash Creek Retreat**  
1485 Madison 328  
Marquand, MO 63655

**\$150,000**  
18,500± Acres  
Madison County





**Wash Creek Retreat**  
**Marquand, MO / Madison County**

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**SUMMARY**

**Address**

1485 Madison 328

**City, State Zip**

Marquand, MO 63655

**County**

Madison County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.423136 / -90.150768

**Taxes (Annually)**

331

**Dwelling Square Feet**

1400

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

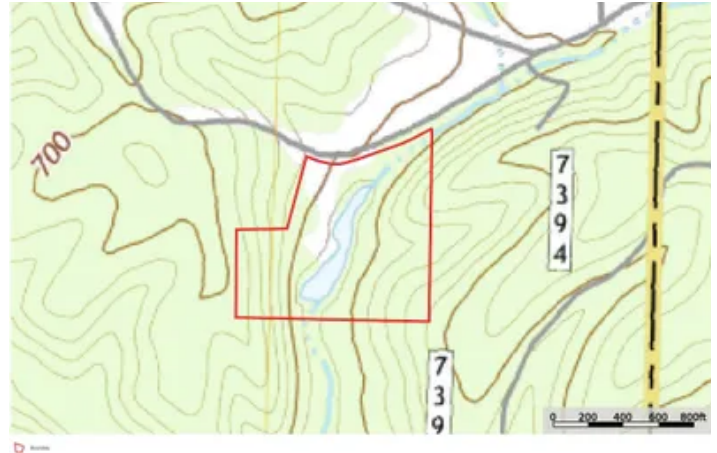
18.500

**Price**

\$150,000

**Property Website**

<https://livingthedreamland.com/property/wash-creek-retreat-madison-missouri/82939/>



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**PROPERTY DESCRIPTION**

Discover this stunning 18.57-acre property in Marquand, MO, which offers the perfect blend of tranquility and opportunity. This unique parcel connects to government land, providing you with expansive recreational possibilities and abundant wildlife, making it an ideal hunting retreat. Spring-fed ,Wash Creek runs gracefully through the property, enhancing its natural beauty with it's crystal clear water. Included on the land is a fixer-upper farmhouse and barn, ready for your personal touch to transform them into charming country living spaces. With its gently rolling terrain, this property lays nicely and invites you to explore the great outdoors right at your doorstep. Don't miss this chance to own a piece of paradise in the heart of nature!





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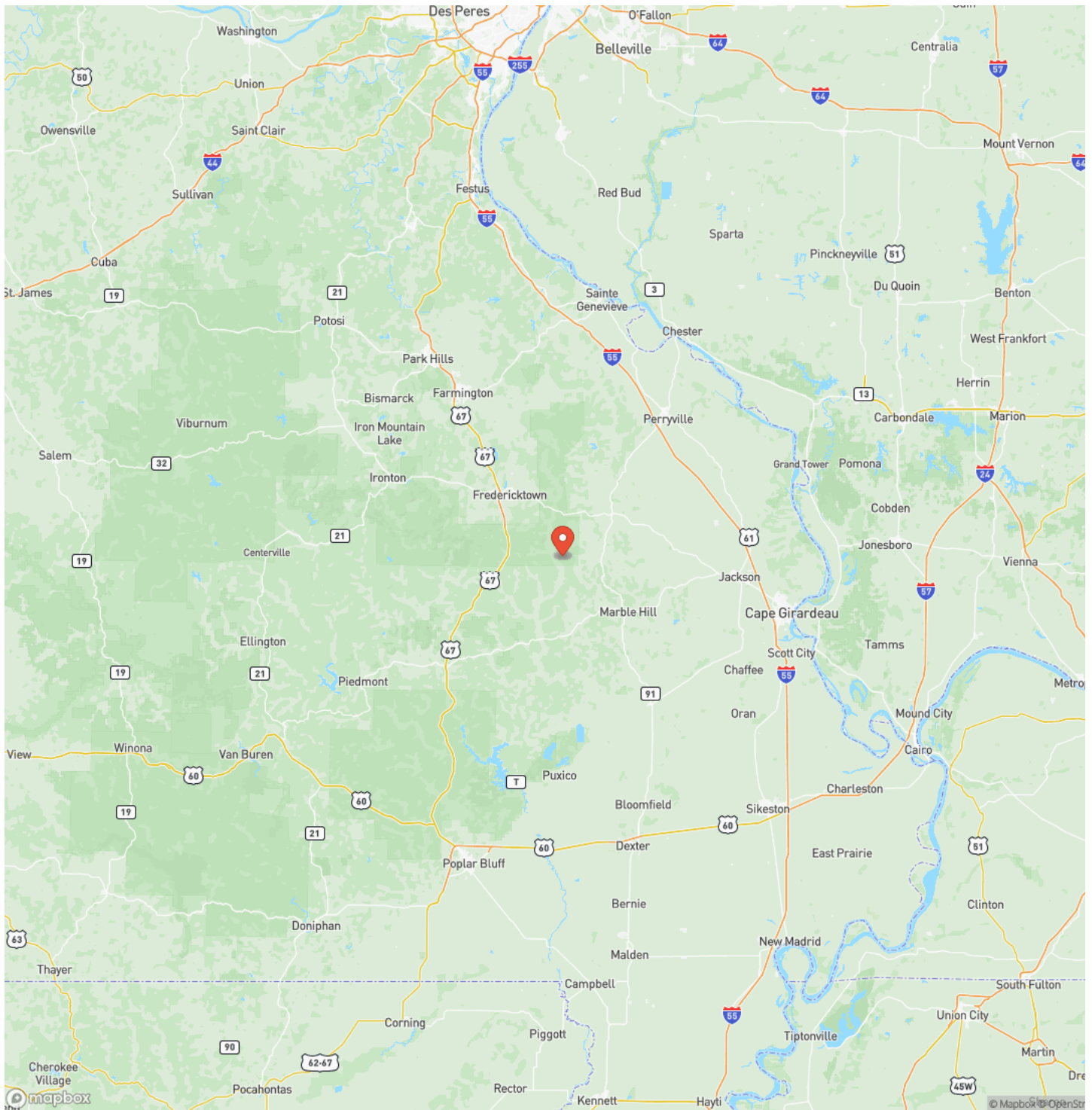


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Misty Brown

## Mobile

(573) 944-7749

## Email

mistybrown@livingthedreamland.com

**Address**

6485 N Service Road

## City / State / Zip

## NOTES

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**<https://livingthedreamland.com/>**

## **DISCLAIMERS**

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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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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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