

**6.1± ACRES**  
**WEBSTER COUNTY, MO**  
**\$86,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (816) 577-5206 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE WEBSTER 6.1

## PROPERTY PROFILE

### LOCATION:

- River Pass Drive  
Marshfield, MO 65706
- River Hills Subdivision
- Webster County
- 7.4± Miles SW of Marshfield
- 14.5± Miles NW of Fordland
- 15.8± Miles E of Strafford
- 25.5± Miles NE of Springfield

### COORDINATES:

- 37.26065, -92.94855

### PROPERTY USE:

- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 6.1± Acres
- Mostly Open Ground
- Electricity Available at the Road

### TAX INFORMATION:

- 2025 Taxes:
- Parcel 14-3.1-06-000-000-002.200:  
\$5.06
- Parcel 14-3.1-06-000-000-002.410:  
\$5.06
- Parcel 14-3.1-06-000-000-002.070:  
\$4.87



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**KIX NELSON**

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

[kix@smalltownproperties.com](mailto:kix@smalltownproperties.com)

4848 Main St. - Flora, MS 39701

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WEBSTER 6.1

**WELCOME TO THE WEBSTER 6.1—A GREAT BUILD SITE IN WEBSTER COUNTY, MISSOURI, JUST OUTSIDE OF MARSHFIELD.** This 6.1± acre tract in the River Hills Subdivision (lot 6 and lot 11) offers a strong mix of open ground with a touch of timber, giving you both views and privacy. Along with offering an ideal residential build site, there is room for a barn, shop, or additional outbuildings, along with plenty of space for a garden or small orchard.

Whether you're looking to build now or down the road, the Webster 6.1 checks the boxes. Electricity is already available at the road, making the process that much easier.

**Contact Kix Nelson today to schedule a private showing and experience #TheSmallTownWay.**



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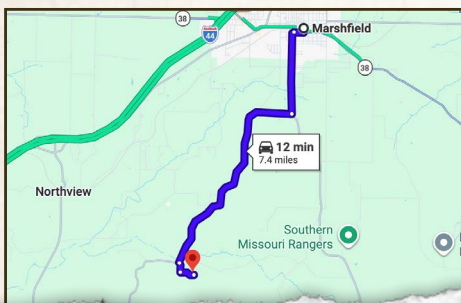
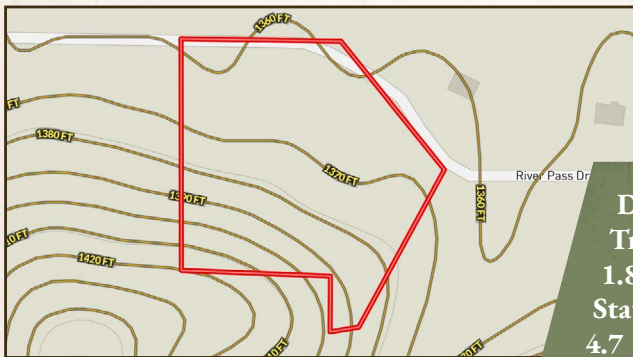
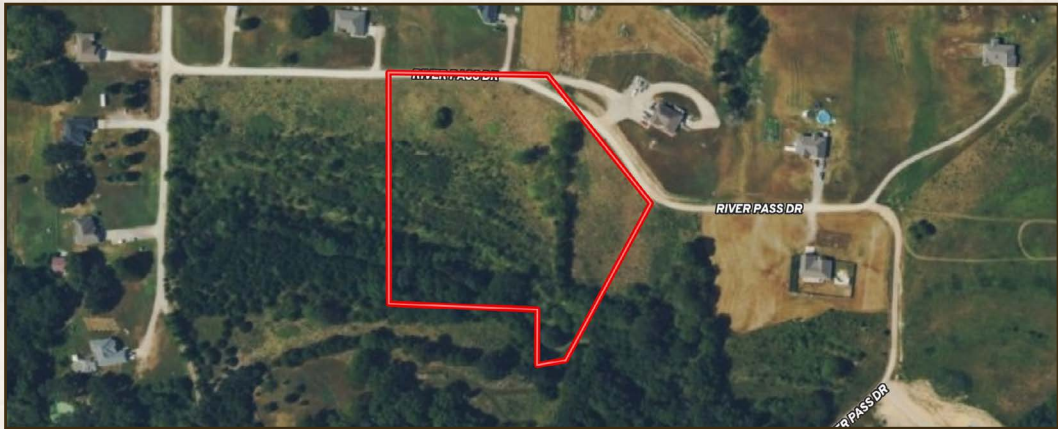
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Directions From Marshfield, MO:  
 Travel south on State Route A for 1.8 miles, and then turn right onto State Highway KK and continue for 4.7 miles. Turn left onto Bell Springs Road, and then immediately take a slight right turn and continue 0.2 miles before turning left onto River Pass Drive. Continue for 0.3 miles, and Lot 6 and Lot 11 will be marked with signage on the right-hand side of the road.

**LINK TO GOOGLE MAP DIRECTIONS**



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