

Madison Co., MO 17.46+/-
000 CR537_Tract 6
Fredericktown, MO 63645

\$61,750
17.460± Acres
Madison County



Madison Co., MO 17.46+/-
Fredericktown, MO / Madison County

SUMMARY

Address

000 CR537_Tract 6

City, State Zip

Fredericktown, MO 63645

County

Madison County

Type

Recreational Land, Undeveloped Land, Hunting Land, Lot

Latitude / Longitude

37.559657 / -90.292808

Acreage

17.460

Price

\$61,750

Property Website

<https://rootedrea.com/property/madison-co-mo-17-46-madison-missouri/96225/>

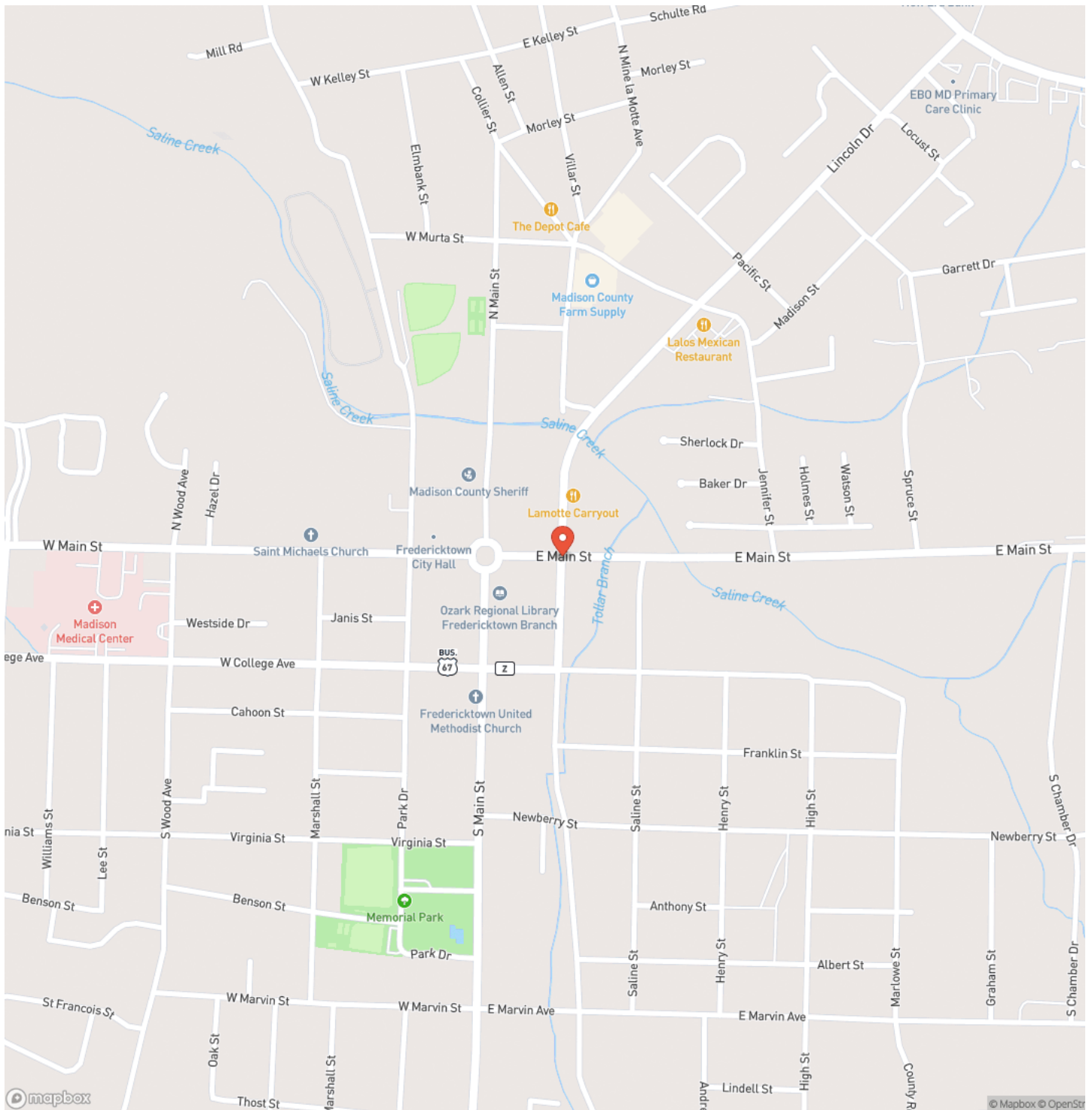


PROPERTY DESCRIPTION

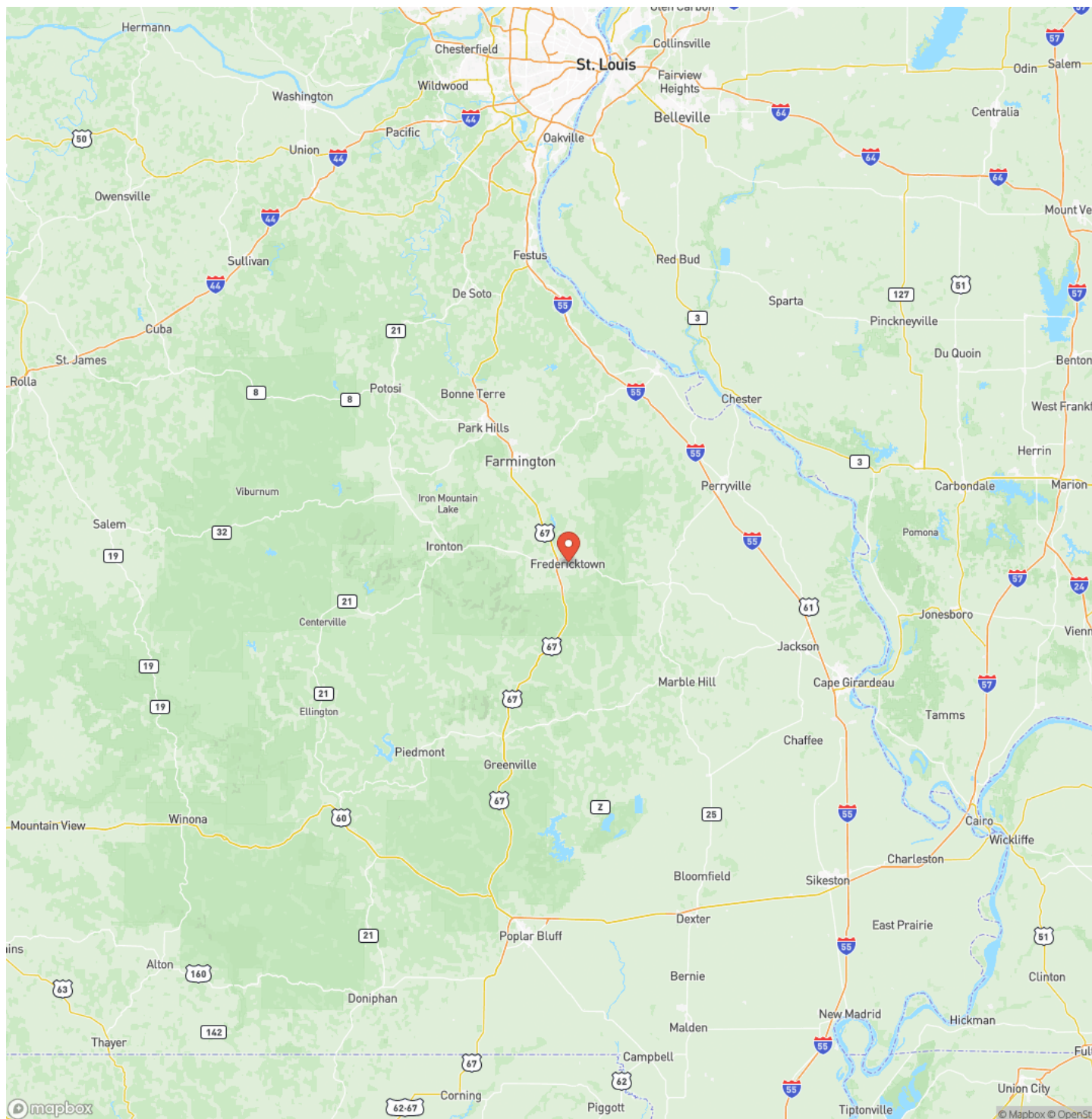
Discover your own piece of the Ozarks with these stunning 135+/- wooded acres northwest of Fredericktown, MO, offered in 8 separate tracts, or any combination thereof, ranging from 9+/- to 28+/- acres. Nestled along County Road 537, each parcel offers a perfect blend of privacy, seclusion, and natural beauty. Whether you're looking for a weekend getaway, future homesite, recreational retreat, or investment property, these tracts check all the boxes. Mature hardwood timber blankets the rolling terrain, and unique rock outcroppings add character and charm to the landscape. The property is rich with wildlife, making it a haven for hunters and outdoor enthusiasts. Electric is nearby, offering convenience without sacrificing the peace and quiet of this wooded escape. Located within the Arcadia Valley School District, these tracts are ideal for those seeking a slower pace of life while still being within reach of local amenities. Each tract will have a new survey executed and paid for by the seller prior to closing. Owner financing options are available to make it easier than ever to make your rural landownership dream a reality. Don't miss this rare opportunity to own a piece of Missouri's scenic countryside just a short drive from Farmington, Fredericktown, or Ironton — choose your ideal tract or bundle multiple parcels for more space. Your private retreat awaits!



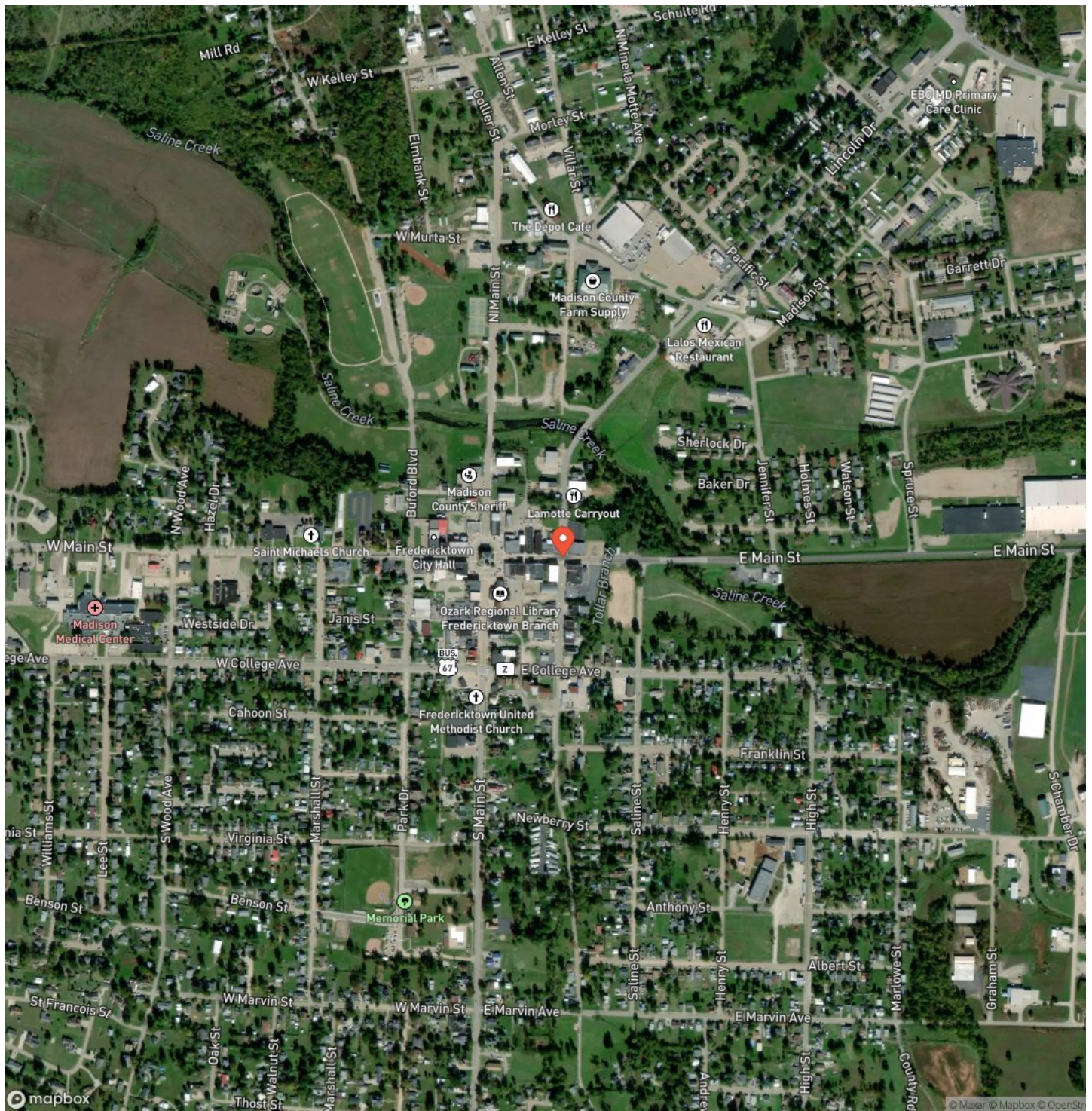
Locator Map



Locator Map



Satellite Map



**Madison Co., MO 17.46+/-
Fredericktown, MO / Madison County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

MORE INFO ONLINE:

<https://rootedrea.com/>

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.

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.

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