

Madison Co., MO 5.87+/-
000 HWY JJ
Marquand, MO 63655

\$38,155
5.87± Acres
Madison County



Madison Co., MO 5.87+/-
Marquand, MO / Madison County

SUMMARY

Address

000 HWY JJ

City, State Zip

Marquand, MO 63655

County

Madison County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

37.407205 / -90.30892

Acreage

5.87

Price

\$38,155

Property Website

<https://rootedrea.com/property/madison-co-mo-5-87--madison-missouri/96247/>



**Madison Co., MO 5.87+/-
Marquand, MO / Madison County**

PROPERTY DESCRIPTION

Contact Adam Mikesch for more information @ [\(314\) 541-0389](tel:3145410389).

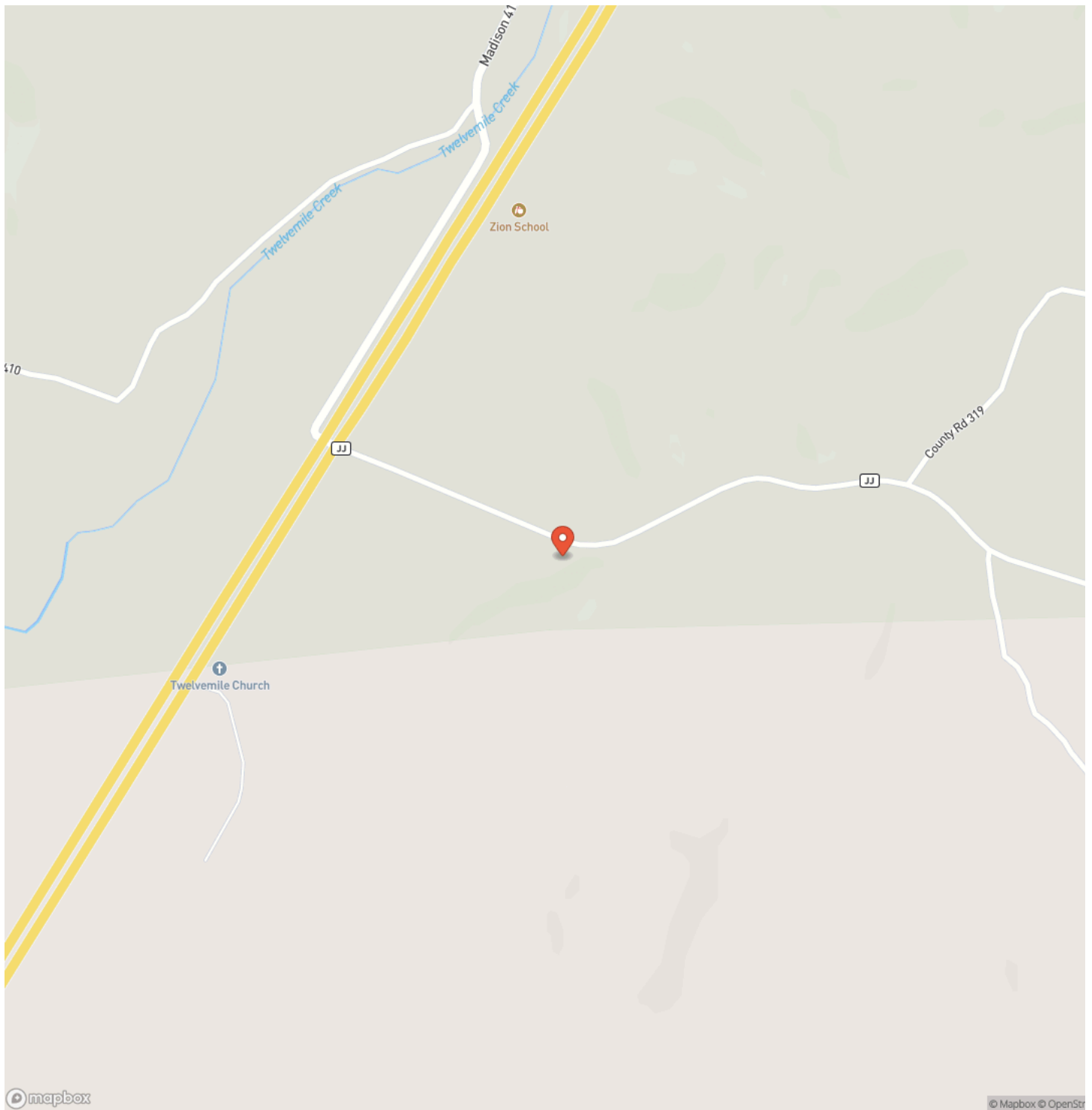
Discover the perfect blend of tranquility & opportunity with this 5.87 acre property in Madison County, Missouri. Recently surveyed, this versatile land offers endless possibilities. Electricity has been conveniently installed along the road frontage, making development a breeze. With no restrictions & located in an unincorporated area, you have the freedom to bring your vision to life. This property falls within the Marquand school district. This property is not only a great investment as a whole, but also offers excellent recreational and building opportunities. Imagine creating your dream home or a hunting retreat amidst the beautiful Missouri Ozarks. Owner financing is available, making it easier than ever to secure your piece of paradise. Don't miss out on this unique opportunity to own a slice of Missouri's beautiful landscape.



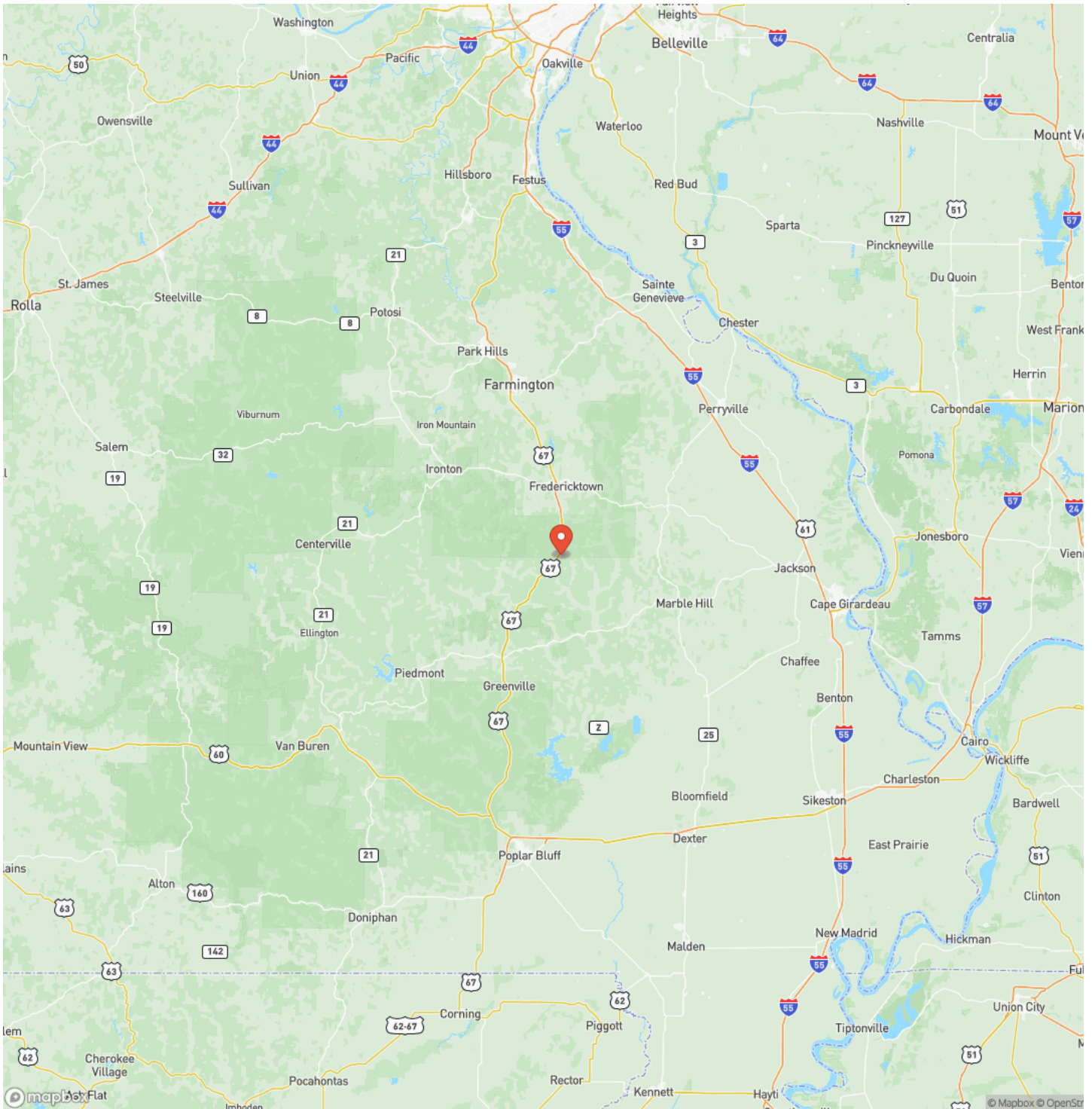
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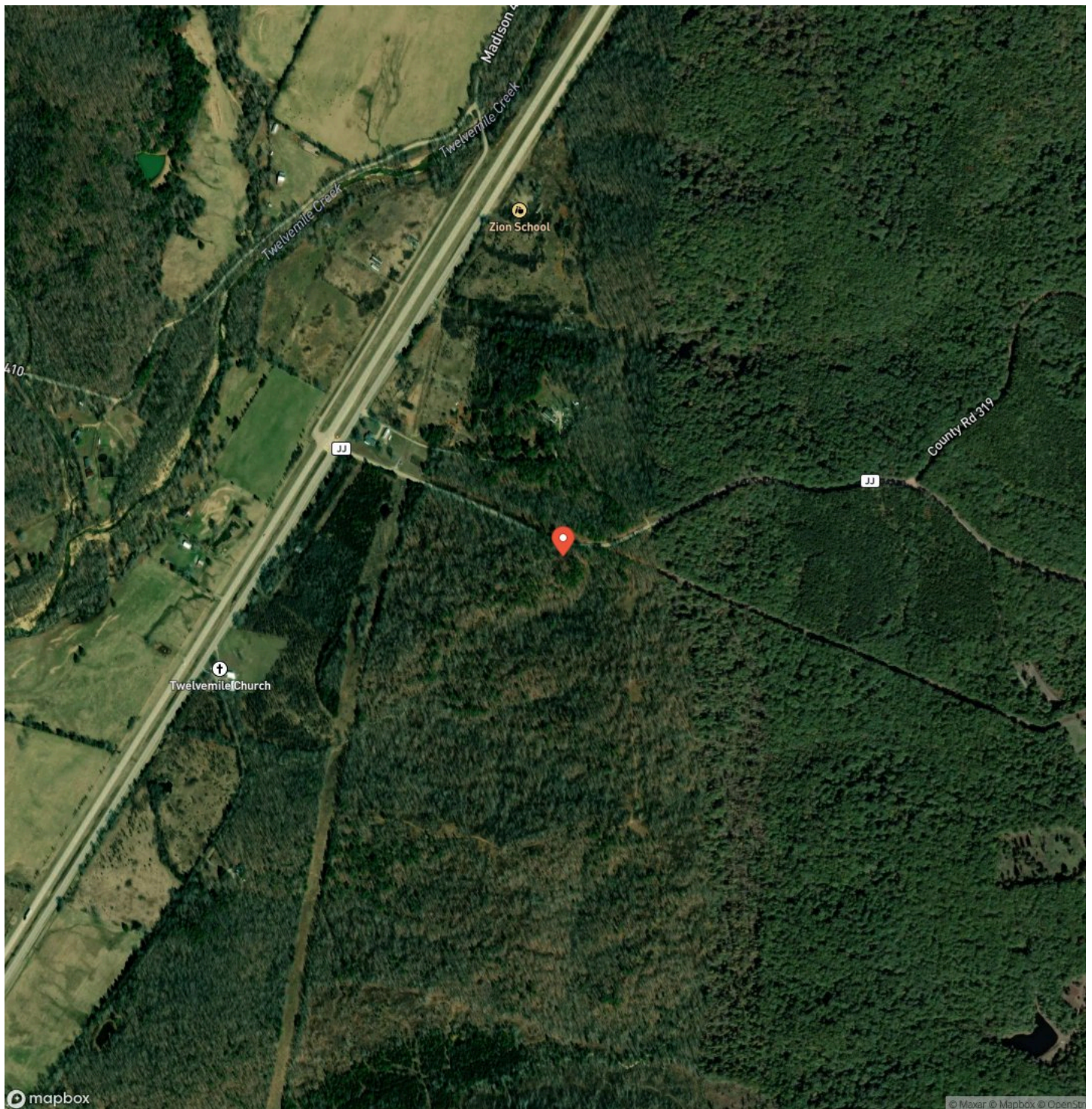
Locator Map



Locator Map



Satellite Map



**Madison Co., MO 5.87+/-
Marquand, MO / Madison County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Adam Mikesch, PMP, ALC

Mobile

(314) 541-0389

Office

(314) 541-0389

Email

amikesch@rootedrea.com

Address

City / State / Zip

Festus, MO 63028

NOTES



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.



<https://rootedrea.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.



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