

Scott County Farm and Lots
000 Ellen Ave
Sikeston, MO 63801

\$380,000
38± Acres
Scott County



Scott County Farm and Lots Sikeston, MO / Scott County

SUMMARY

Address

000 Ellen Ave

City, State Zip

Sikeston, MO 63801

County

Scott County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

36.904349 / -89.637817

Acreage

38

Price

\$380,000

Property Website

<https://livingthedreamland.com/property/scott-county-farm-and-lots/scott/missouri/98054/>



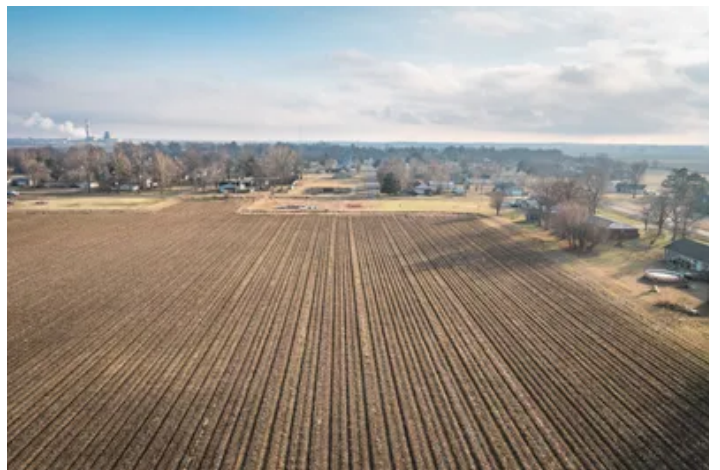
Scott County Farm and Lots Sikeston, MO / Scott County

PROPERTY DESCRIPTION

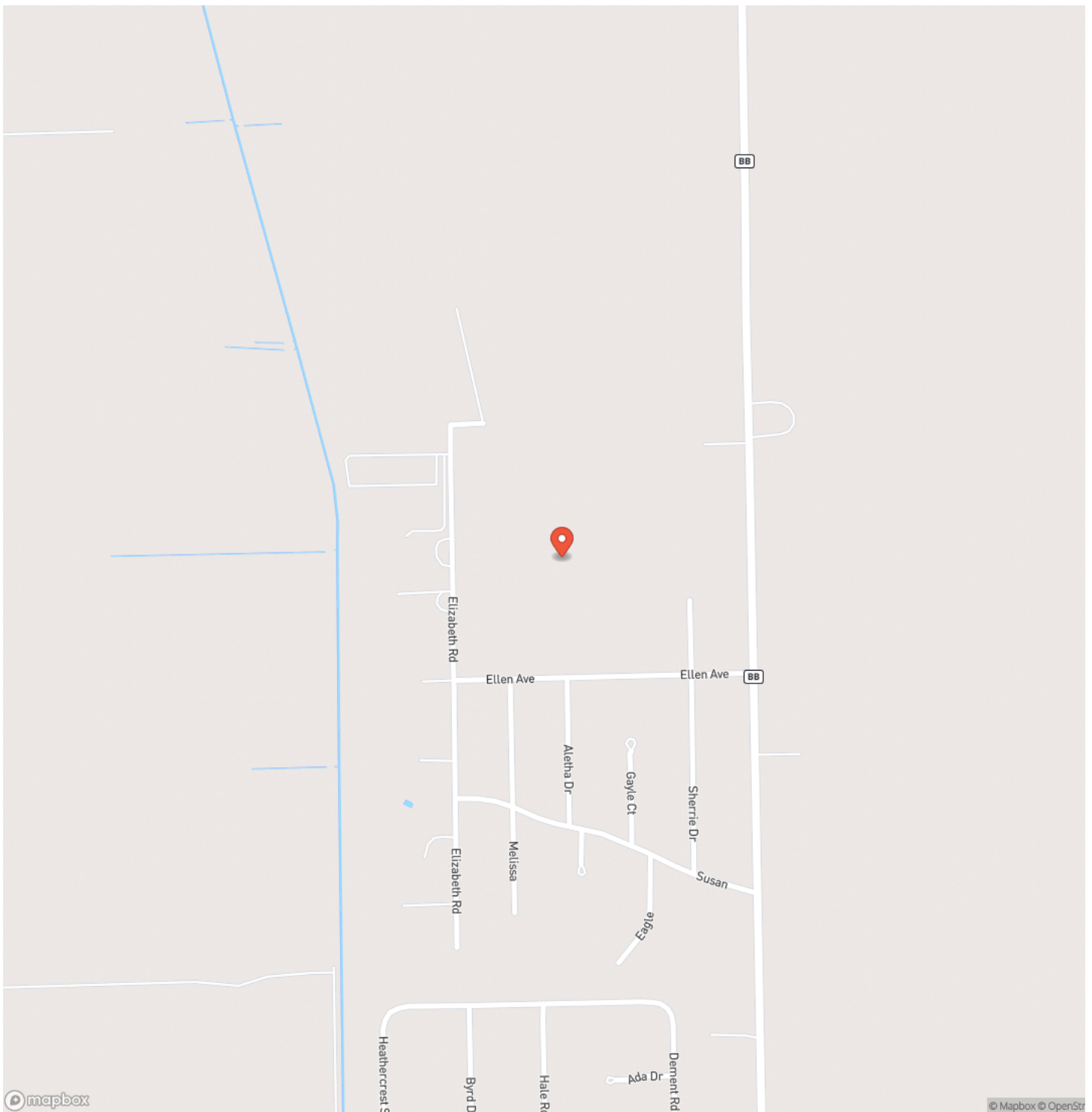
38 +/- acres of row-crop farmland with development potential located just outside Sikeston, Missouri. Property includes approximately 38 acres of tillable cropland plus 39 platted building lots in. Ideal for farmland investors, developers, or buyers seeking agricultural income, residential development, or long-term land investment. Level, open ground with easy access to Sikeston, highways, and local amenities. Multiple use and exit strategies available.



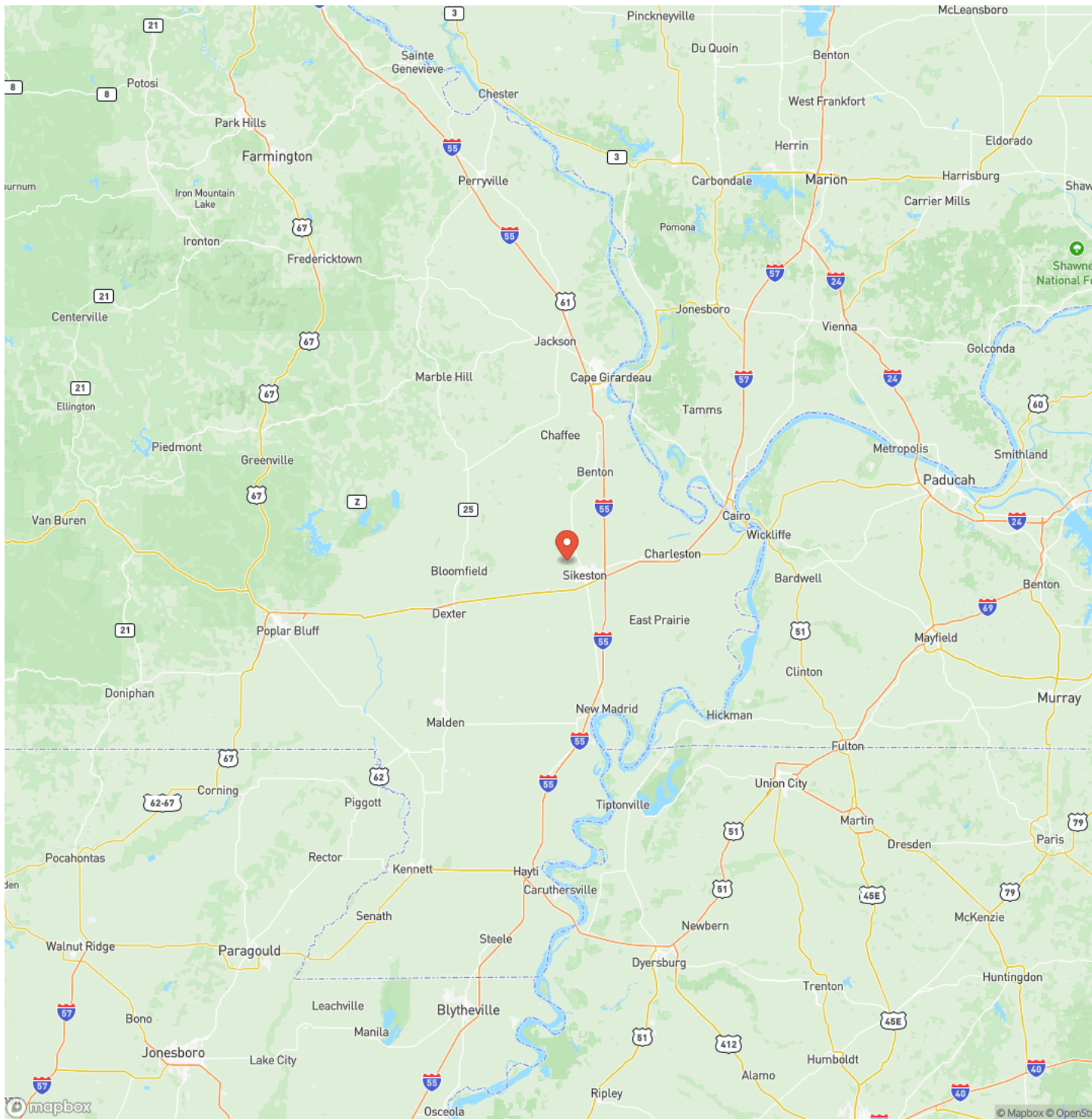
Scott County Farm and Lots
Sikeston, MO / Scott County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Geoff Myers

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(573) 382-6544

Office

(855) 289-3478

Email

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Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

[illegible]

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, text, or other markings on the page.



<https://livingthedreamland.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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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