Private Road 9302, Marquand, MO-Madison Co. 145+/- Acres
Private Road 9302
Marquand, MO 63655

$499,000
145± Acres
Madison County







MORE INFO ONLINE:

https://rootedrea.com/

SUMMARY

Address
Private Road 9302

City, State Zip
Marquand, MO 63655

County
Madison County

Type
Recreational Land, Farms, Hunting Land

Latitude / Longitude
37.429221 / -90.168168

Bedrooms / Bathrooms
1 / --

Acreage
145

Price
$499,000

Property Website
https://rootedrea.com/property/private-road-9302-marquand-mo-madison-co-145-acres-madison-missouri/106786/







PROPERTY DESCRIPTION

Contact Charlie Carter at (573) 317-6698.

If seclusion is what you desire, this property could be the one for you. Located at the end of a gated, private drive, this exceptional 145 +/- acre property offers the perfect blend of recreation, relaxation, and rural charm. The roadway to the property has recently been graded and widened to allow for easier travel.

The property is anchored by a cozy, one bedroom cabin equipped with electric service, wood and/or electric heat, and a propane cook stove. A functional, private well is also onsite; however, it does not currently service the cabin. The property also houses a 30 x 30 metal shop building, supplied with electric, and numerous storage sheds, offering ample space for equipment, tools, or hobby projects.

Surrounding the cabin is a blanket of open pasture, ideal for grazing livestock, food plots, or future development. A scenic pond and a wet weather creek add to the natural beauty of the property. Mature timber overlooks the established trail system of the wooded area of the property, making way for convenient UTV use or those evening nature walks.

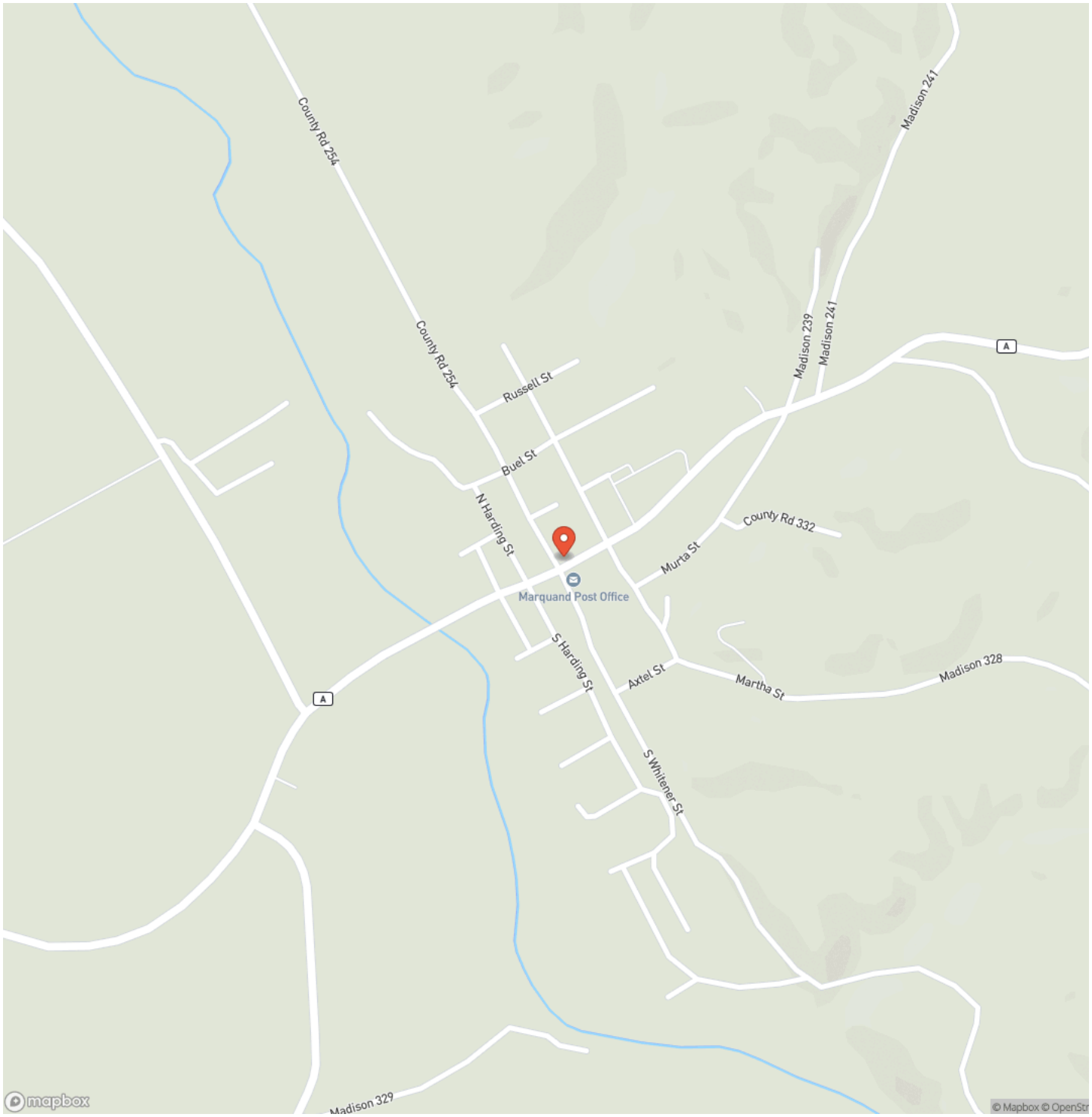
Despite its quiet, country feel, the property is within 20 minutes of the essential amenities, making it easy to enjoy both seclusion and accessibility. Whether you're looking to build your dream home, create a weekend escape, or simply enjoy the outdoors, this property delivers space and tranquility and offers endless potential in a truly beautiful setting.



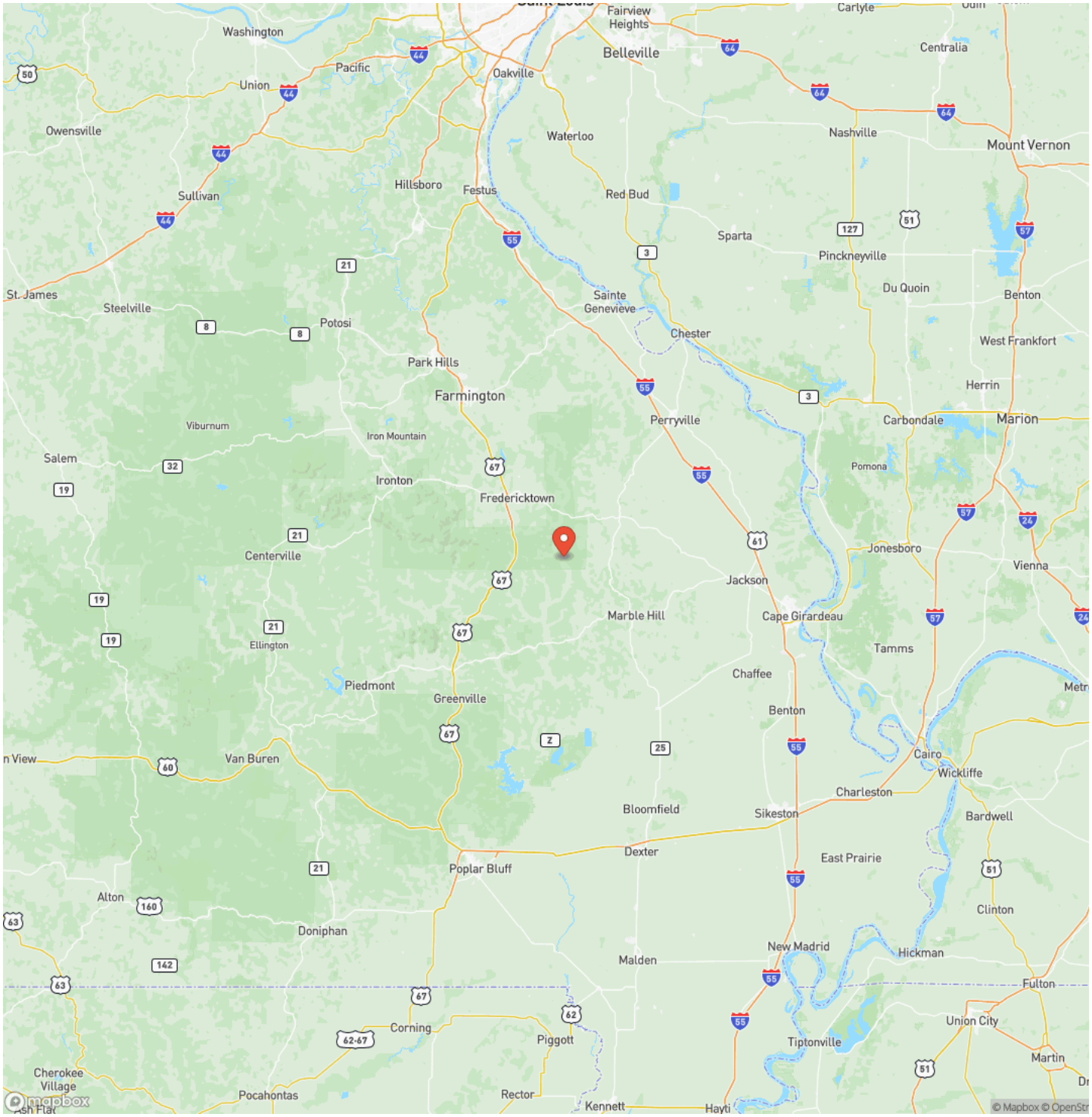





Locator Map


County Rd 254
County Rd 254
Madison 241
Madison 239
Madison 241
Russell St
Buel St
N Harding St
County Rd 332
Murta St
Marquand Post Office
S Harding St
Axtel St
Martha St
Madison 328
S Whitener St
A
A
Madison 329
mapbox
© Mapbox © OpenStr

Locator Map



MORE INFO ONLINE:

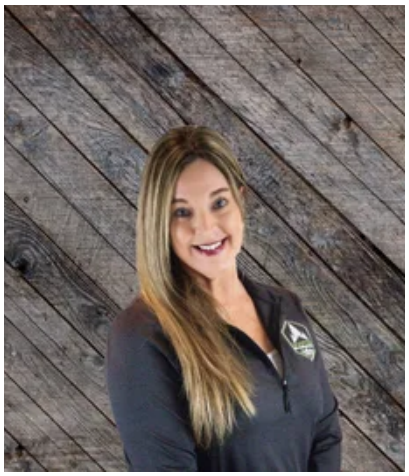
https://rootedrea.com/

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Charlie Carter

Mobile
(573) 317-6698

Email
ccarter@rootedrea.com

Address

City / State / Zip

NOTES

NOTES

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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