

0 Highway W, Dixon MO-Maries Co. 97.77 +/- Acres
0 Highway W
Dixon, MO 65459

\$525,000
97.77± Acres
Maries County



**0 Highway W, Dixon MO-Maries Co. 97.77 +/- Acres
Dixon, MO / Maries County**

SUMMARY

Address

0 Highway W

City, State Zip

Dixon, MO 65459

County

Maries County

Type

Farms

Latitude / Longitude

38.019352 / -92.022459

Acreage

97.77

Price

\$525,000

Property Website

<https://rootedrea.com/property/0-highway-w-dixon-mo-maries-co-97-77-acres-maries-missouri/114996/>



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PROPERTY DESCRIPTION

Contact Sean Dawson at [314-288-4015](tel:314-288-4015).

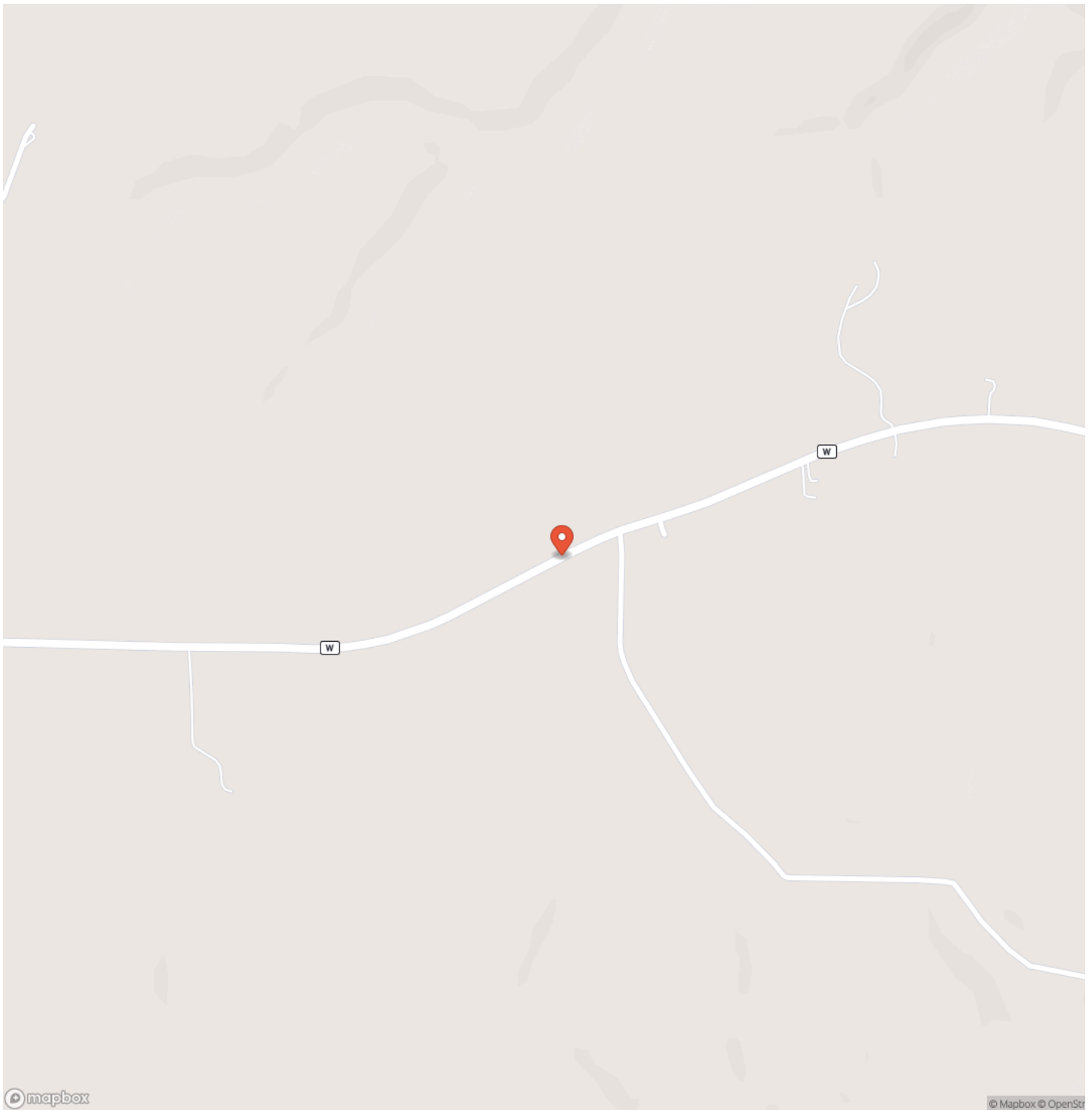
Discover the possibilities on this beautiful 97.77 +/-acre tract located just off State Road W near Dixon, Missouri. With great topography, and a mix of open ground and impressive standing timber, this property offers an excellent opportunity for a variety of uses. The land features some existing fencing, a small pond, and a wet-weather creek, making it well suited for a potential cattle or livestock operation. The open acreage also provides opportunities for hay production, while the wooded areas offer privacy, natural beauty, and abundant wildlife habitat. Outdoor enthusiasts will appreciate the property's excellent hunting potential, with deer, turkey, and other wildlife frequenting the area. Electric is available, adding to the property's versatility and future possibilities. Whether you're looking for a potential cattle farm, hay ground, hunting property, recreational retreat, or a place to build with several locations available and enjoy the outdoors, this 97.77 +/-acre property offers a great combination of usable ground, timber, water features, wildlife, and desirable topography in a peaceful rural setting. Don't miss out this one won't last long these size properties in the area are rare.



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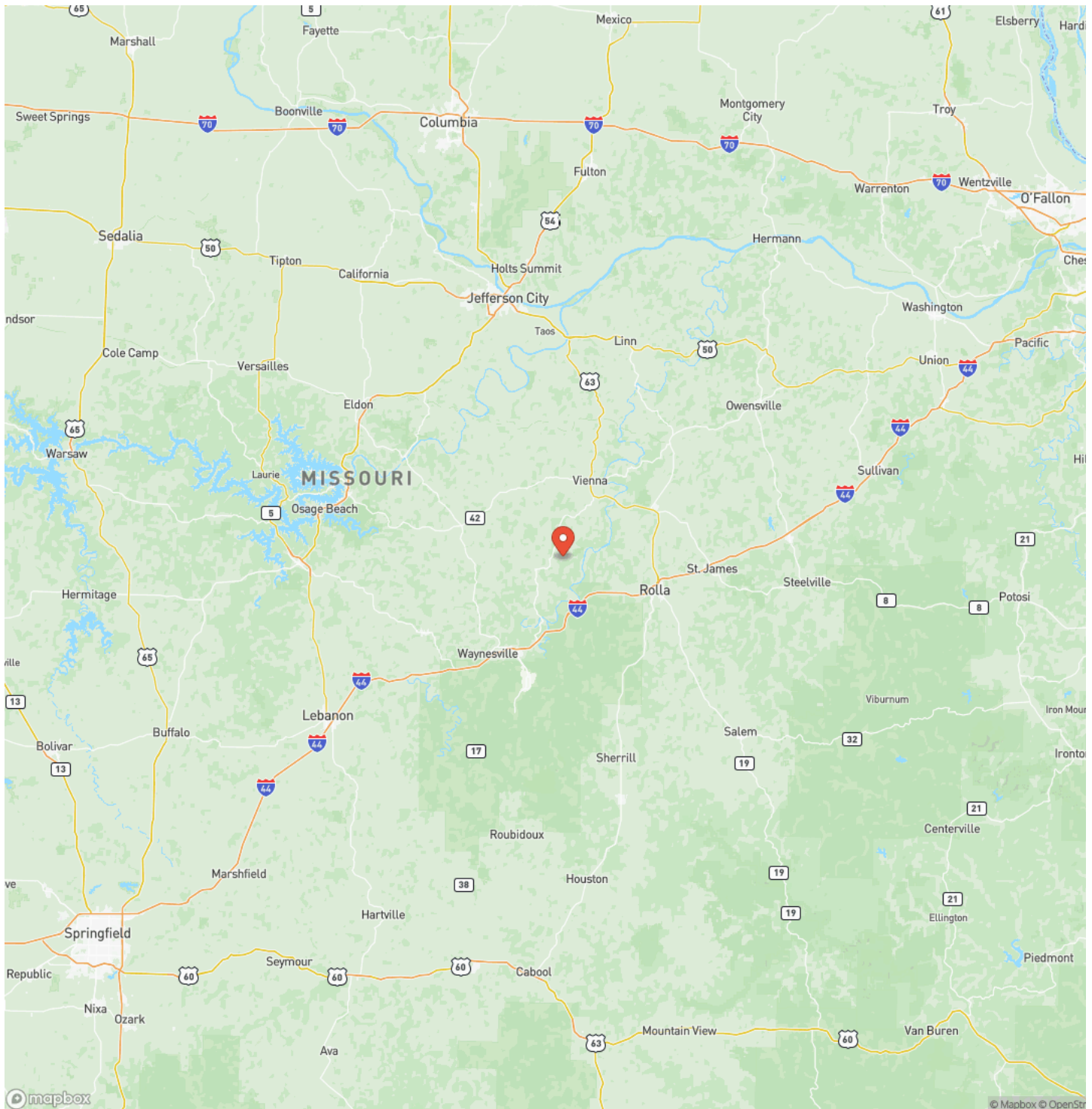


Locator Map



Dixon, MO / Maries County

Locator Map



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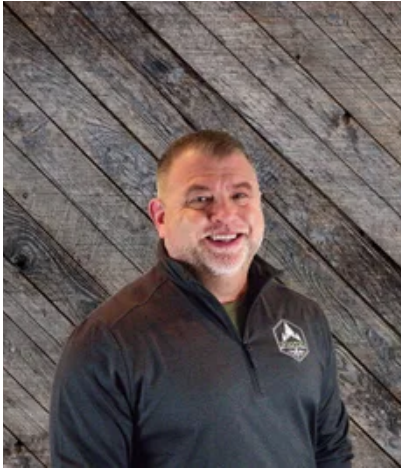
Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Sean Dawson

Mobile

(314) 288-4015

Email

sdawson@rootedrea.com

Address

City / State / Zip

Festus, MO 63028

NOTES



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.



<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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