

000 Coldwater Creek Road (Lot 6), Womack, MO-Ste.
Genevieve Co. 11.01 +/- Acres
000 Coldwater Creek Road (Lot 6)
Womack, MO 63645

\$48,444
11.01± Acres
Ste. Genevieve County



000 Coldwater Creek Road (Lot 6), Womack, MO-Ste. Genevieve Co. 11.01 +/- Acres
Womack, MO / Ste. Genevieve County

SUMMARY

Address

000 Coldwater Creek Road (Lot 6)

City, State Zip

Womack, MO 63645

County

Ste. Genevieve County

Type

Undeveloped Land

Latitude / Longitude

37.707729 / -90.145881

Acreage

11.01

Price

\$48,444

Property Website

<https://rootedrea.com/property/000-coldwater-creek-road-lot-6-womack-mo-ste-genevieve-co-11-01-acres-ste-genevieve-missouri/118150/>



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PROPERTY DESCRIPTION

Call Andy Gireshaber for more information @ [\(573\) 880-8865](tel:5738808865).

Discover a unique opportunity to own recreational, hunting, homestead, or off-grid land in southern Ste. Genevieve County, Missouri. This 241+/- acre property has been subdivided into 32 separate wooded lots ranging from 3+/- to 13+/- acres in size, offering buyers the flexibility to purchase an individual lot or bundle multiple lots together to create a parcel that fits their needs.

Located southeast of Farmington, northeast of Fredericktown, and west of Perryville Missouri. The property is accessible from Coldwater Creek Rd. and can also be reached from Bidwell Creek Rd. Surrounded by the Mark Twain National Forest, this property offers a private and secluded setting with thousands of acres of surrounding natural beauty and outdoor recreation nearby.

The land is completely wooded and unrestricted, making it an excellent opportunity for hunting, camping, ATV and recreational use, building a private getaway, establishing a homestead, or creating an off-grid retreat. Utility easements are already in place along the road frontage, providing additional flexibility for future development. Electric is available along Coldwater Creek Rd.

Whether you're looking for a small recreational tract, a larger hunting property, a secluded homestead, or hundreds of acres to create your own private retreat, these lots can be combined to meet your needs.

Owner financing is available for interested buyers; making this an excellent opportunity to invest in unrestricted Missouri land and create the property you've been looking for.

Lot Highlights:

Lot 30, 32: Electric available along Coldwater Creek Rd.

Lot 1, 9, 14, 19, 20, 27, 26: Existing field openings along 100' easement roadway.

Lot 14: Cabin, storage shed, outhouse.

Lot 9, 26: Existing ground blind.

Lot 30: Spring(s) along roadway.

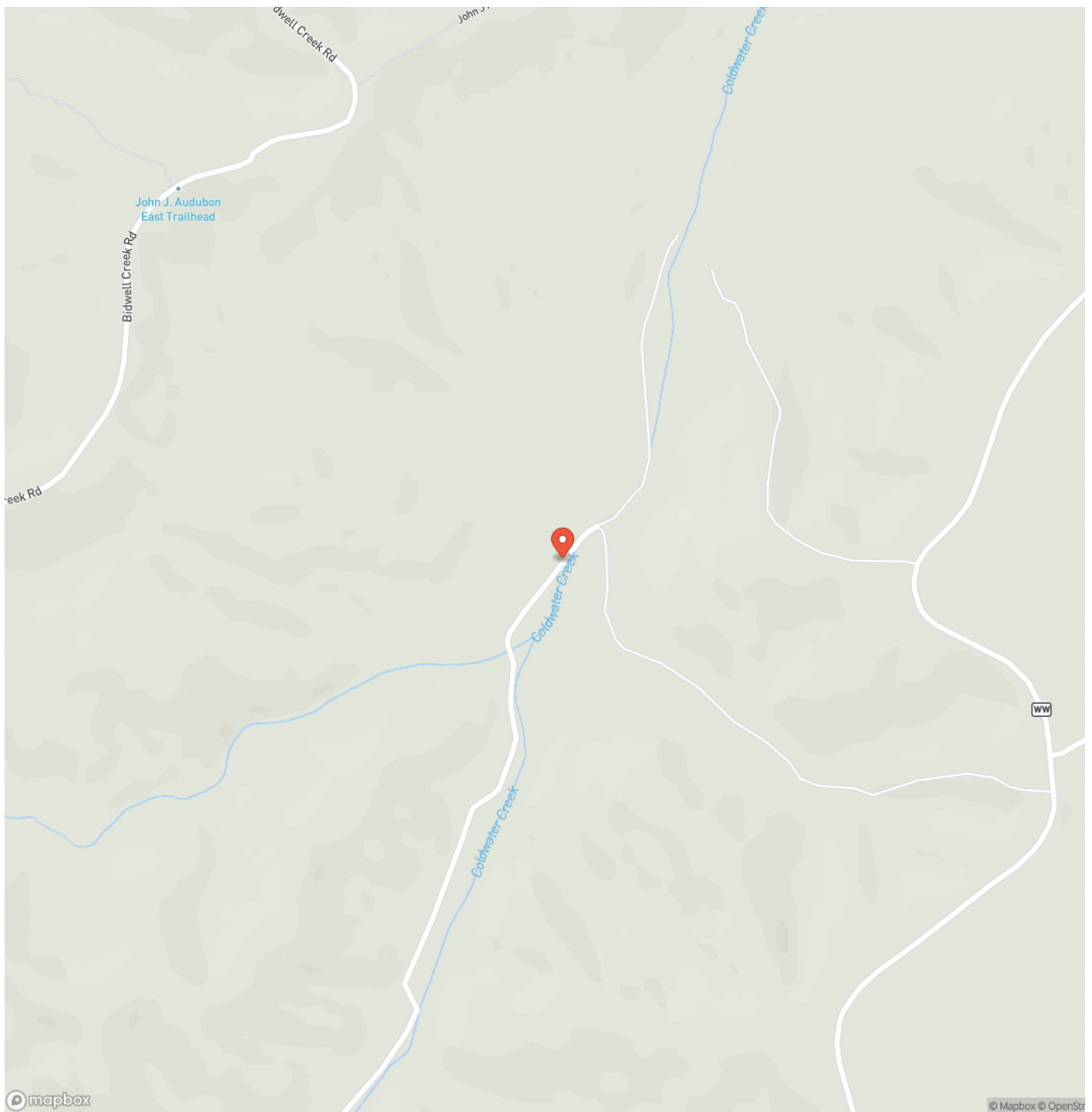


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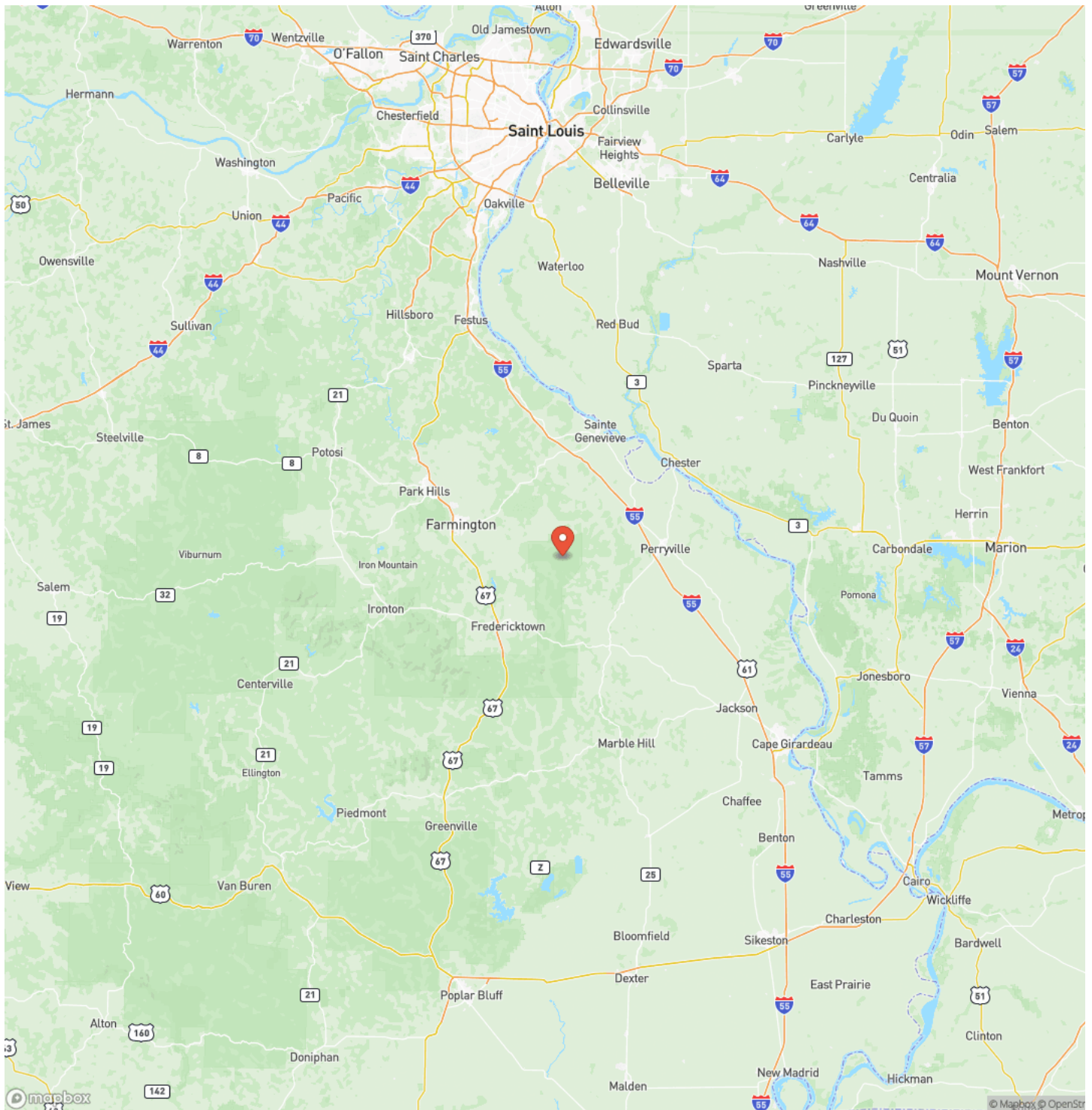
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Locator Map



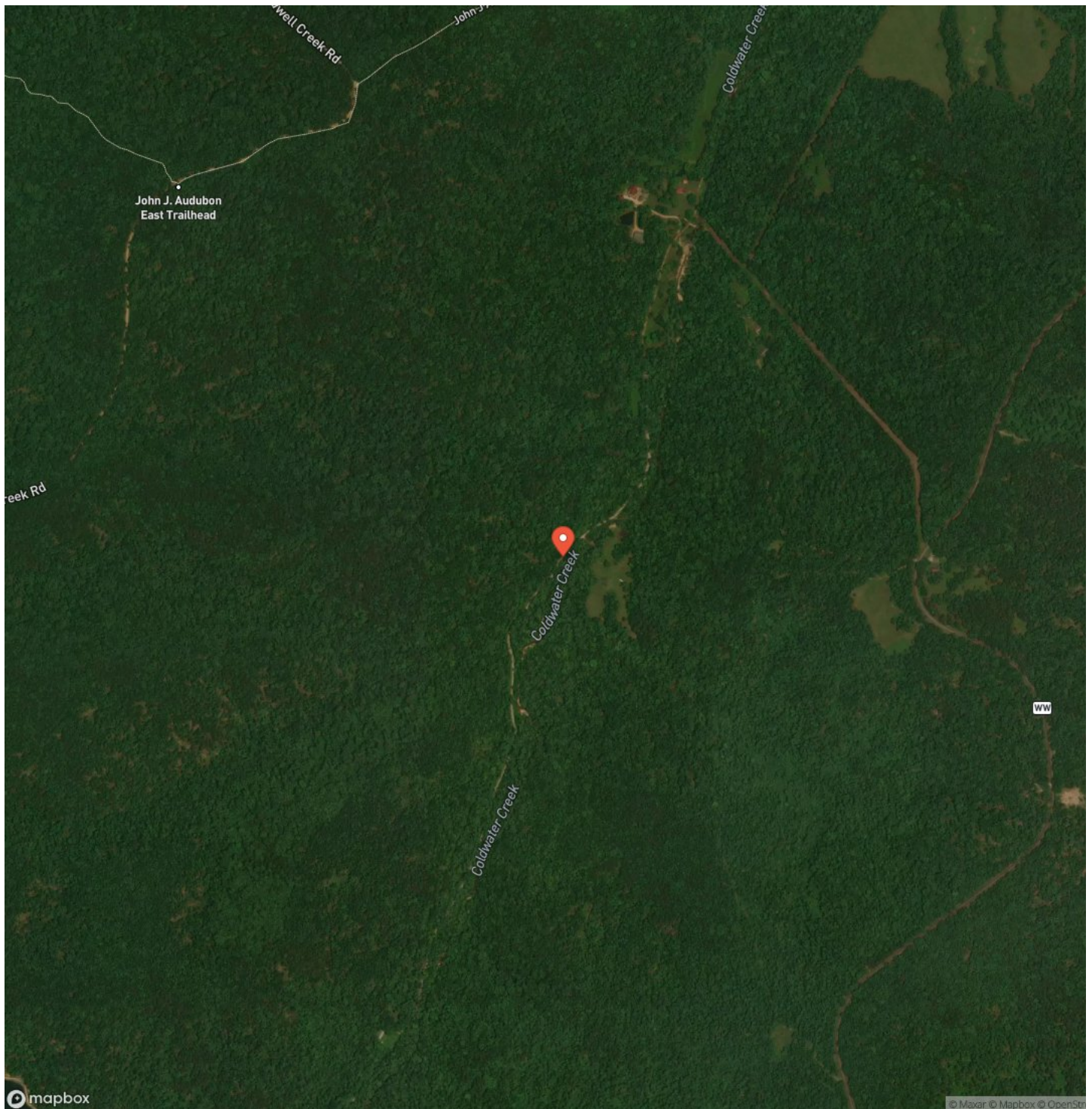
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Locator Map



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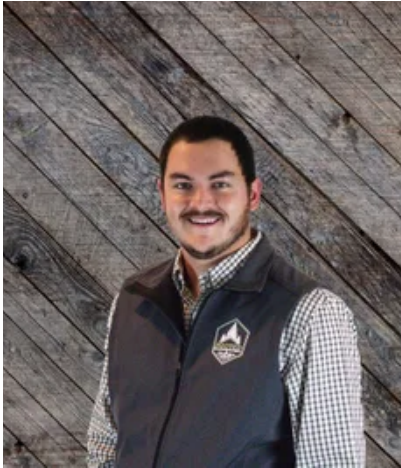
Satellite Map



**000 Coldwater Creek Road (Lot 6), Womack, MO-Ste. Genevieve Co. 11.01 +/- Acres
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LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Grieshaber

Mobile

(573) 880-8865

Email

agrieshaber@rootedrea.com

Address

City / State / Zip

Sainte Genevieve, MO 63670

NOTES



MORE INFO ONLINE:

<https://rootedrea.com/>

This image shows a single sheet of white paper with horizontal blue 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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