SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

A HOME ON 7.92± ACRES
WEBSTER COUNTY, MO

$409,000



OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

THE WEBSTER 7.92

PROPERTY PROFILE

LOCATION:

- 885 Goldfinch Road
  Marshfield, MO 65706
- Webster County
- 5± Miles SW of Niangua
- 24± Miles NE of Seymour
- 31± Miles NE of Springfield

COORDINATES:

- 37.35945, -92.86235

PROPERTY USE:

- Residential
- Homestead
- Hobby Farm
- Recreational
- Country Living
- Small Livestock Operation

TAX INFORMATION:

- 2025 Taxes: $1,314

PROPERTY INFORMATION:

- 7.92± Rural Acres
- 1,890± SqFt Cedar-Sided Home
- 4 Bedrooms/2 Full Baths
- Open-Concept Layout
- Granite Kitchen Countertops
- Stainless Steel Appliances
- Wooden Kitchen Cabinets
- Stained Concrete Floors
- Wood Trim & Doors
- Custom Fireplace
- Primary Suite
- Soaking Tub & Walk-In Shower
- Walk-In Closet
- Long Private Driveway
- Convenient Circle Drive
- 30’ x 48’ Shop with Electricity
- Barbed-Wire Fenced Pasture
- Covered Livestock Shelter
- Chicken Coop



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KIX NELSON
LAND SPECIALIST
C: 417-841-7984
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4848 Main St. - Flora, MS 39701
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WEBSTER 7.92

LOCATED ON A QUIET DEAD-END ROAD JUST OUTSIDE THE CITY LIMITS OF MARSHFIELD, MISSOURI, THIS 4-BEDROOM, 2-BATHROOM CEDAR-SIDED HOME OFFERS 1,890 SQUARE FEET OF LIVING SPACE ON NEARLY 8 ACRES. With a private country setting, usable acreage, and room for livestock, hobbies, and outdoor activities, this property offers the space and freedom of country living while remaining close to town.

A long driveway leads to the home and a convenient circle drive. Inside, you'll find stained concrete floors, wood trim and doors throughout, and an open floor plan connecting the living room, dining area, and kitchen. The living room features a custom fireplace, while the kitchen includes wood cabinetry, granite countertops, and stainless steel appliances.





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MORE ABOUT THE WEBSTER 7.92

The primary bedroom includes a private bathroom with a soaking tub, walk-in shower, and walk-in closet. Three additional bedrooms and a second bathroom complete the home's living space.

The property also includes a 30x48 shop with electricity and water, a chicken coop, barbed-wire fenced pasture, and a covered animal shelter. These improvements provide options for keeping livestock, storing equipment, and making use of the acreage.

Whether you're looking for a small hobby farm, a homestead, or simply a home in the country with some ground of your own, this property offers a combination of living space, acreage, and outbuildings just outside Marshfield.

Call Kix Nelson today to schedule a private showing and experience #TheSmallTownWay!





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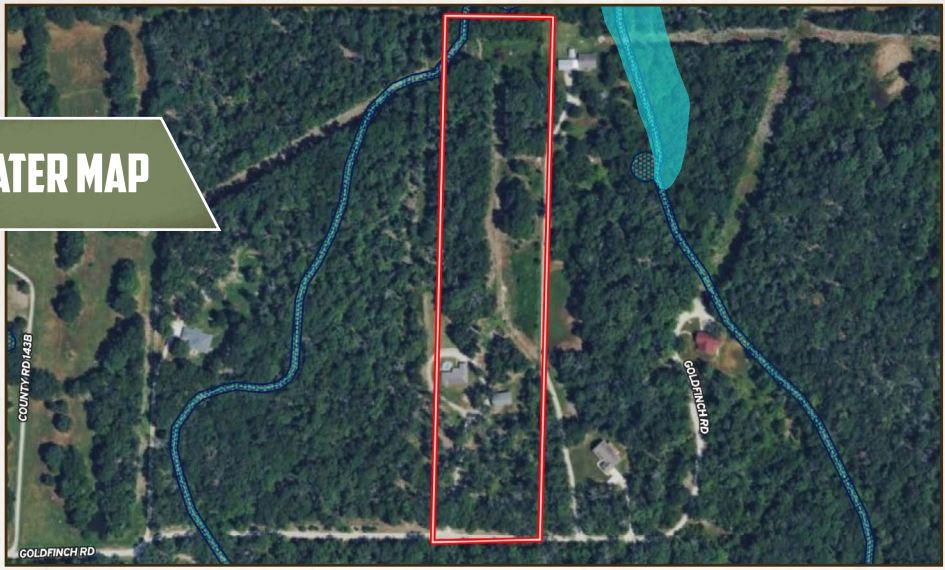


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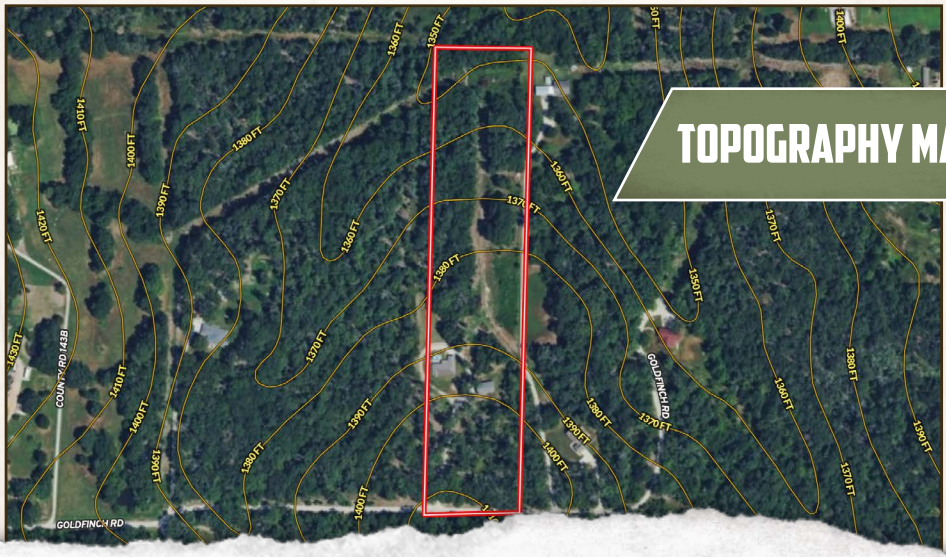
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WATER MAP



TOPOGRAPHY MAP





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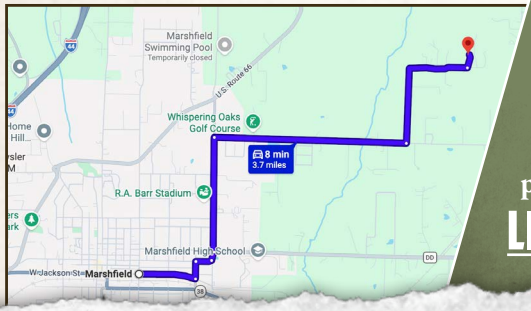
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land id. LINK



Directions From Marshfield, MO: Travel east on Jackson Street for 0.4 miles. Turn left onto South Walnut Street, and then turn right onto East Washington Street. Turn left onto North Elm Street and continue for 0.8 miles. Turn right onto Golf Course Road and proceed 1.3 miles. Turn left onto Goldfinch Road and travel 0.9 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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