

3177 Patrick Ln, Pacific, MO-Jefferson Co. 2.09+/-Acres
3177 Patrick Ln
Pacific, MO 63069

\$160,000
2.09± Acres
Jefferson County



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Pacific, MO / Jefferson County

SUMMARY

Address

3177 Patrick Ln null

City, State Zip

Pacific, MO 63069

County

Jefferson County

Type

Recreational Land

Latitude / Longitude

38.416907 / -90.7368

Acreage

2.09

Price

\$160,000

Property Website

<https://rootedrea.com/property/3177-patrick-ln-pacific-mo-jefferson-co-2-09-acres-/jefferson/missouri/106591/>



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PROPERTY DESCRIPTION

Contact Adam Mikesch at [314-541-0389](tel:314-541-0389).

Discover the perfect blend of privacy, functionality, and freedom with this unrestricted 2+/- acre property located in the Pacific area of Jefferson County, Missouri. Tucked away along a secluded gravel road behind a gated entrance, this property is ideal for a weekend retreat, RV setup, business operation, hobby shop, or future homesite with infrastructure already in place.

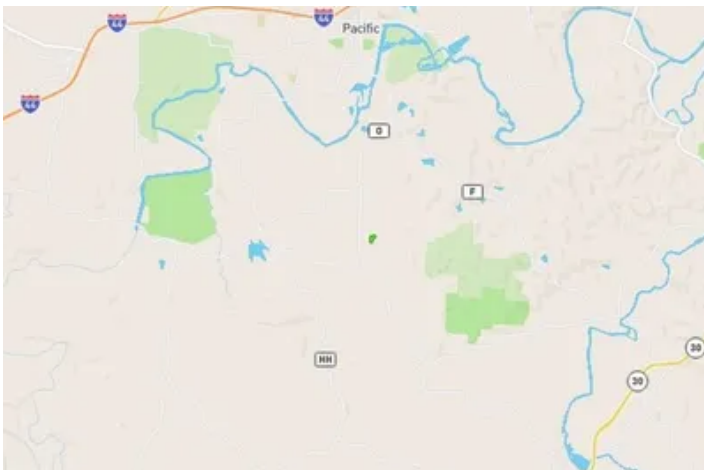
The centerpiece of the property is a well-equipped 40x70 shop featuring concrete floors, oversized 16-foot sliding doors, updated LED lighting, and a 200-amp electric panel ready to handle a variety of uses. Inside, the shop also includes shelving and a wood stove for year-round comfort and convenience.

Additional improvements include a dedicated RV pad with a 50-amp RV hookup, private water well, and septic system already installed- making the property ready for immediate use. With unrestricted acreage, ample parking and storage space, and a peaceful setting surrounded by nature, the possibilities are endless for residential, recreational, or commercial-style use.

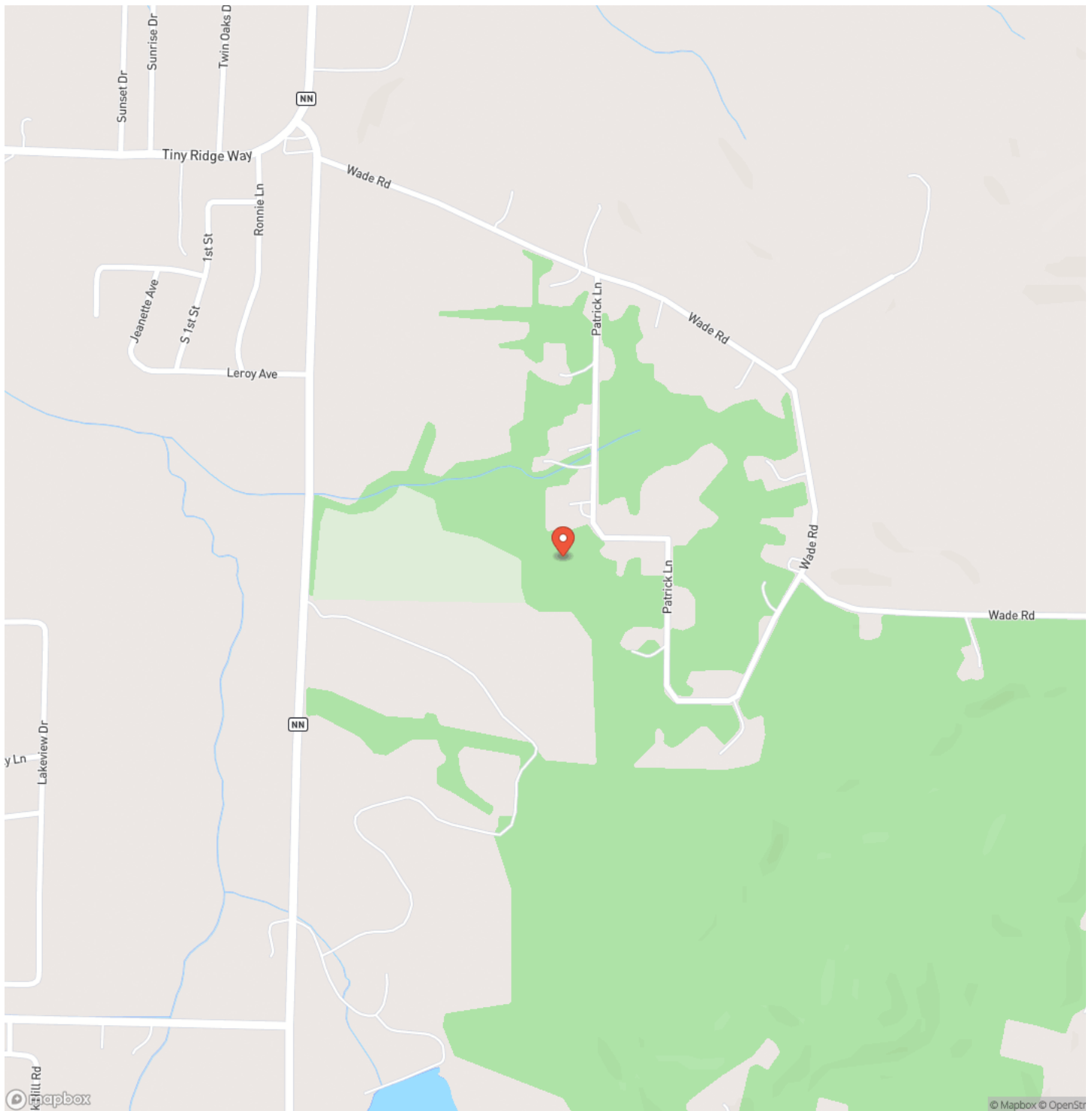
Whether you're looking for a private getaway within the Meramec Valley R-3 School District, workshop headquarters, or a property with room to grow, this Jefferson County opportunity offers the infrastructure and flexibility difficult to find in today's market.



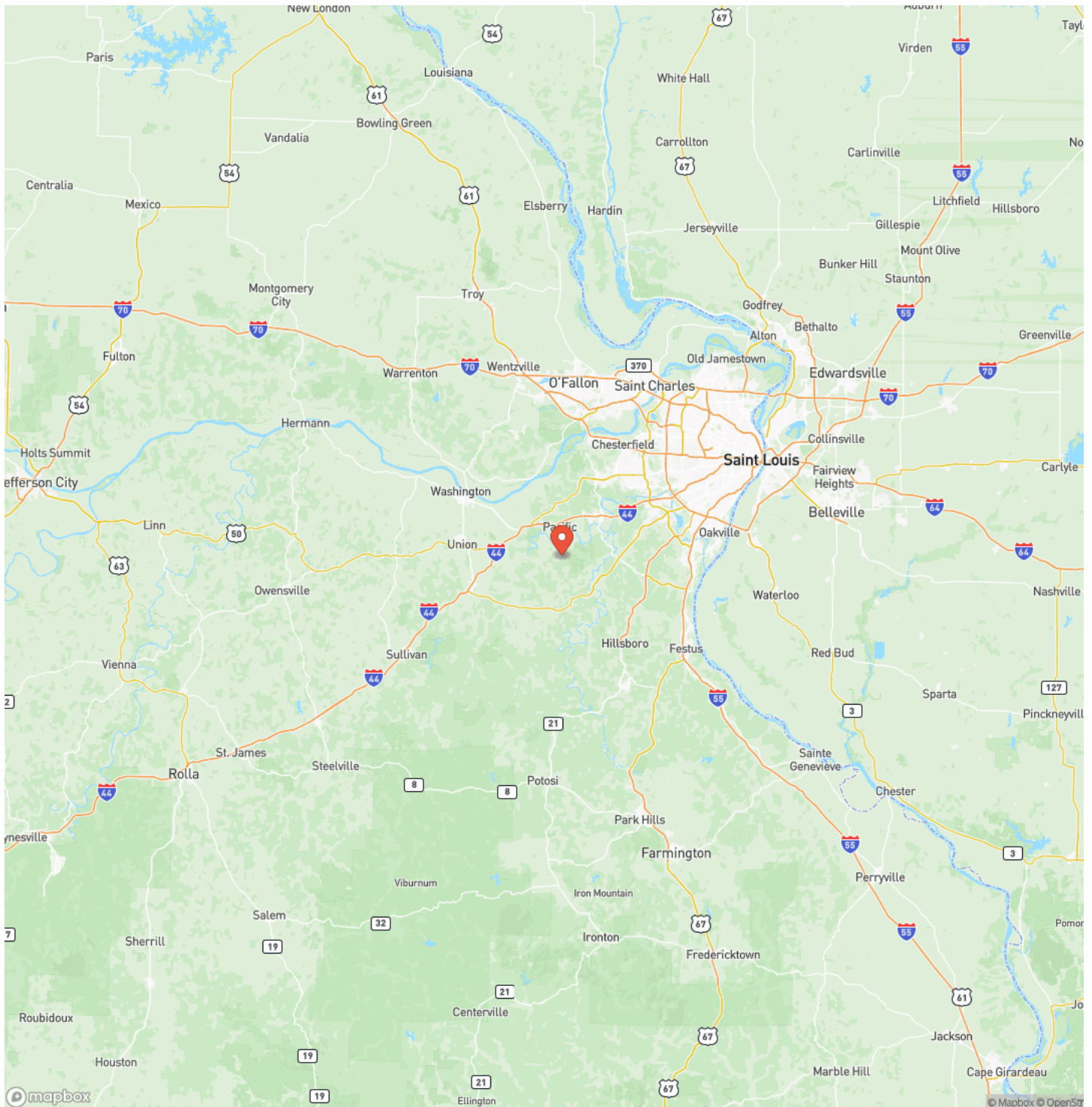
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Locator Map

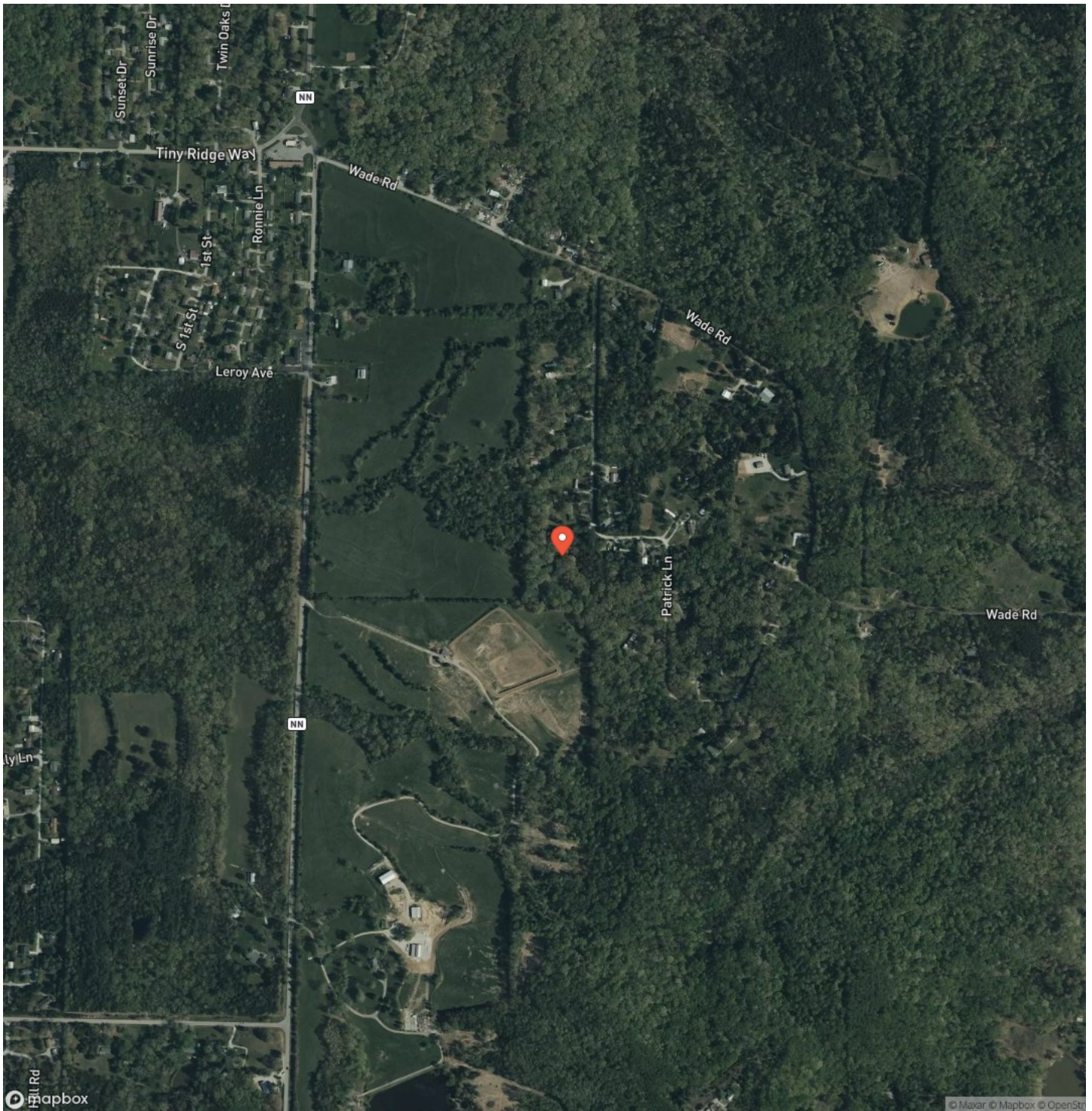


Locator Map



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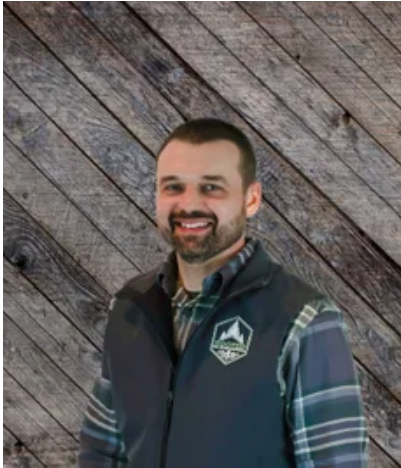
Satellite Map



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Pacific, MO / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Adam Mikesch, PMP, ALC

Mobile

(314) 541-0389

Office

(314) 541-0389

Email

amikesch@rootedrea.com

Address

City / State / Zip

Festus, MO 63028

NOTES



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<https://rootedrea.com/>

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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.



Rooted Real Estate & Auction Co.
344 Festus Centre Dr.
Festus, MO 63028
(636) 465-0265
<https://rootedrea.com/>

