

# 3 1/2 AC BLDG LOT WITH AMENITIES!

The Case Company Real Estate & Auction Services

417-859-3204



## Property Highlights

- Price: \$20,500.00
- Acres: 3.50
- County: Webster
- State: Missouri
- Closest City: Niangua
- Property Type: Acreage

## Driving Directions

Exit 100 at Marshfield. Take 38E/Spur Drive to E on Hwy CC (Old Route 66) approximately 8 miles to left on Deerfield subdivision, right on Sportsman Ct to property on left.

## Property Description

Looking for a great building site? This is it! Located on a non-through road, this mostly-wooded lot offers lots of privacy. At the end of this road, you will find a large pond that is surrounded by a neatly kept walking trail that is part of a commons area and is yours to enjoy as a land owner in this secluded subdivision. Subdivision also has an easement to several hundred acres of Missouri Conservation Land. Lots of wildlife to enjoy. Two sets of plans for property available. Elevations and room lay-outs.



Hoover and Susan Case  
417-859-3204  
221 S Marshall St  
Marshfield , MO 65706  
[www.caserealestatecompany.com](http://www.caserealestatecompany.com)

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