



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

10± Acres Perfect for Your Dream Home or Outdoor Adventures for Sale

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PRICE IMPROVED



PROPERTY ADDRESS:
00 Doe Run Road
Phillipsburg, MO 65722

PRICE: \$69,700
ACRES: 10±
COUNTY: Laclede

PROPERTY HIGHLIGHTS:

- Gently sloping timber tract
- Electric access on Co Rd Doe Run Rd
- Great build sites
- Just a few minutes off paved Rd
- 500 yards off of paved State road MO-A
- 41 minutes to Springfield Mo.
- 17 minutes to Lebanon
- 23 minutes to Marshfield
- 2 minutes to 200 ac of Goose Creek Conservation area

PROPERTY DESCRIPTION:

This gently sloping timber tract offers a fantastic opportunity for those looking to hunt, hike, explore or build on a peaceful, natural setting while staying close to modern conveniences. This prime opportunity to own your own private 10 ± acres is equipped with electric access available on County Road Doe Run. This property features multiple great build sites, making it an excellent choice for a dream home, cabin, or investment project. Just 500 yards off paved State Road MO-A and only a few minutes from additional paved access, this location provides the perfect balance of privacy and accessibility.

Situated just 41 minutes from Springfield, 17 minutes from Lebanon, and 23 minutes from Marshfield, this property is ideally positioned for commuting or enjoying nearby amenities. If you desire more land to explore the outdoor enthusiasts will love being only two minutes away from the 200-acre Goose Creek Conservation Area, offering excellent opportunities for hunting, hiking, and exploring nature. Whether you're looking for a private retreat or a prime investment, this tract delivers both value and potential.



PRESENTED BY:

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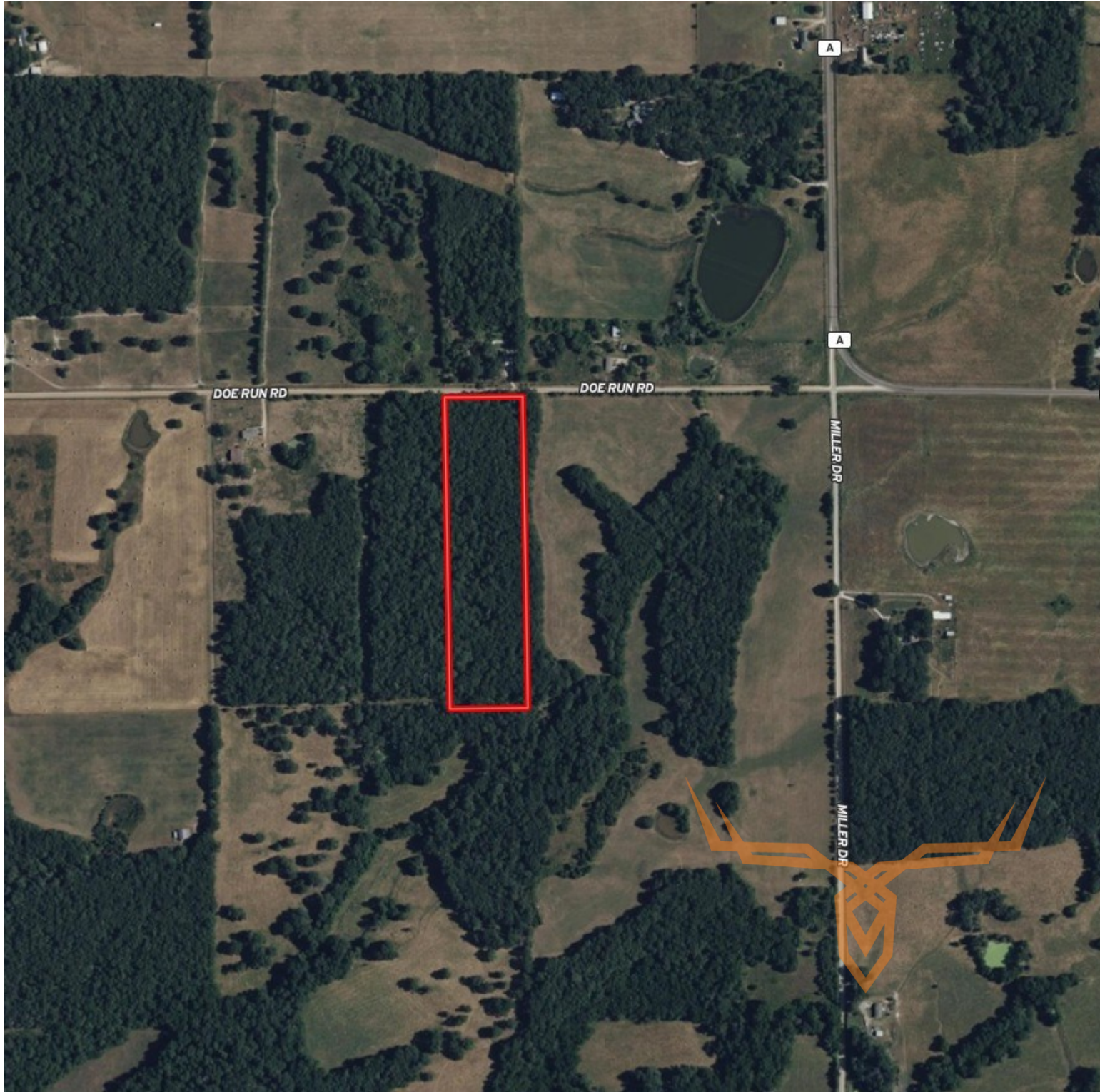
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal