



# Missouri Lakefront Building Lot for Sale

## Monroe County

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



www.TrophyPA.com • 855.573.5263 • leads@trophyapa.com



### PROPERTY ADDRESS:

26157 County Road 587  
Monroe City, MO 63456

**PRICE:** \$54,500

**ACRES:** 5.35

**COUNTY:** Monroe

### PROPERTY DESCRIPTION:

Northeast MO lakefront building lot for sale is located in the Hagan Lakes subdivision. Monroe County MO recreation property covers 5 secluded acres. Monroe City, MO property is just minutes from Mark Twain Lake, Rt. N boat ramp, Indian Creek Marina, and Indian Creek Recreation Area.

Hagan Lakes subdivision is located off of Monroe Rd 587, and consists of two stocked lakes. The larger of two lakes is 19m/l acres and is stocked with catfish, largemouth bass, bluegill, crappie, and a variety of other fish.

The largest reservoir in northern Missouri, Mark Twain Lake has over 275 miles of shoreline and 18,000 surface acres. Created in 1984 with the creation of Clarence Cannon Dam it offers abundant water-sport recreation opportunities. Enjoy water skiing, fishing, camping and hiking. Marinas and boat launch facilities are available around the lake. Bring your bass boat, fishing boat, pontoon, kayak or canoe to enjoy the fishing and water sport activities - year round. Crappie, bass and catfish head the list of fishing opportunities while the lake holds many other species - including walleye, white bass and sunfish. Visit Mark Twain Lake for a great outdoor experience, especially the fishing.

### PROPERTY HIGHLIGHTS:

- 5 +/- acre lot
- Hagan Lakes Subdivision
- 20m/l acre private stocked lake
- Monroe City School District
- Minutes to Mark Twain Lake
- Near Rte. N boat ramp/Corp of Engineers hunter access
- Near Indian Creek Marina & Indian Creek Recreation Area
- Hunting & fishing



**PRESENTED BY:**

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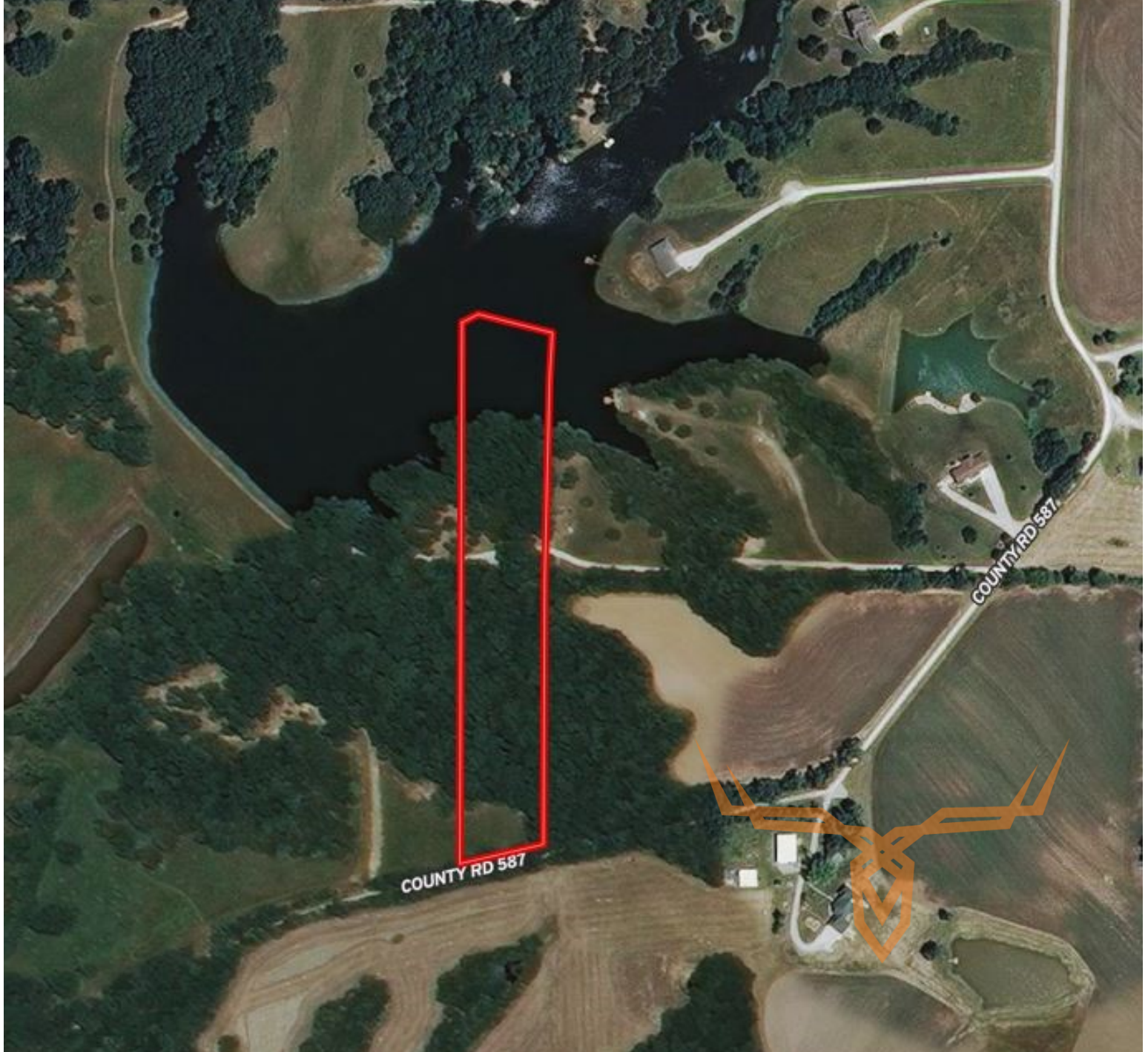
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$207.43**

**TAX YEAR: 2017**

