

**County Road 261**  
Advance, MO 63730



**LOGO** COMING  
SOON

Powered by [www.semohousehunter.com](http://www.semohousehunter.com)

**MLS# MIS25020249**



**\$289,900**

TRUE SERENITY! 49+ Acres, various home sites, great for hunting or pure recreation in Cape County! Fronts a freshly paved county road just off of Hwy 25 near the quaint village of Arbor. No covenants or restrictions, no zoning, no HOA headaches here!!! Want a mobile home, or several, you can do it. Towering timber, meadows and trails have been blazed throughout! Deer, turkey and other wildlife abound as lots of crop land is nearby. This property sits atop the Hickory Ridge formation with a higher elevation than most property in this area. Less than 20 minutes to St Francis Medical Center, Walmart Superstore. 10 minutes to Cape Regional Airport. 5 minutes to the awesome Shady Oaks/Amish market! The thing that strikes us most about this property is how very, very quiet it is here. Like a different world.



**Ross Austin**  
Phone: (573) 979-3333

**EDGE Realty, ERA Powered**  
Office: (573) 243-2555

For full listing details, please scan:

