

**State Hwy.e**  
**Oak Ridge, MO 63769**



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**MLS# MIS25068155**



**\$460,000**

This 40-acre multi-use land tract offers numerous possibilities, such as a hobby farm with potential tillable acreage, or a cattle grazing location in close proximity to the Fruitland Sale Barn. There are also an outstanding hunting and recreational area toward the back of the property. Conveniently located only one mile west of Oak Ridge on State Highway E, this landscape provides easy access to Interstate 55. Commuting distance to the City of Cape Girardeau is less than 25 minutes and even less to Jackson. As you approach the property, you can immediately see the gently rolling, lush green pasture. The property provides a scenic view with plenty of acreage including a live water spring-fed creek system to support livestock and wildlife with a clean year-round water source. The elevation variance is only 60 feet throughout the entire topography, with mixed timber featuring a gentle rolling slope. For that avid hunter, this property is rare to find hunter's paradise. The deer habitat has been well maintained and features a managed trail system for a hunter to easily access. There are strategically placed deer stand locations with numerous food plots and lots of additional natural food sources to attract wildlife. There is also an abundance of deer sign throughout the property, including numerous tree rubs and deer trails too! If you are an avid hunter or a



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