

**Old Sprigg Street Road (tract# 3)**  
Cape Girardeau, MO 63701



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**MLS# MIS26031911**



**\$322,000**

Tract# 3 of this newly split acreage for unrestricted development consists of a 12.88+/- acre timbered building lot with the country feeling of privacy & seclusion. Located with an entrance off Old Sprigg Street Rd, this rural timbered land tract is just outside of the Cape Girardeau city limits providing an urban setting. With paved road access and electric utility accessible at the roadside, this exclusive lot with private recreational acreage is in a natural state and ready for excavation and construction for whatever a Buyer envisions. With varying topography throughout, there are also potential areas for a pond excavation. The wildlife is spectacular throughout this raw land. This property was once labeled as a deer sanctuary and home to an abundance of whitetail deer and much other wildlife that frequent the area. This rarely available property with no deed restrictions places you just minutes from the Downtown Cape Girardeau Riverfront business district, and shopping amenities that the city offers.



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