

Old Sprigg Street Road (tracts# 2-4) Cape Girardeau, MO 63701



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MLS# MIS26032366



\$622,000

Located just outside the Cape Girardeau city limits between West Cape Rock Road and Old Sprigg St Road, this rural-feel timbered land tract is comprised of four smaller tracts, but yet in an urban setting. This is one of those unrestricted development opportunities that rarely come available with private acreage so close to city limits. Currently available for sale are Tracts# 2, 3, & 4. These tracts can be purchased individually, in any combination, or as a whole. With paved road access, electric utility accessibility at the roadside, and entrance locations to each tract, these exclusive lots with private recreational acreage are 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 pond excavation and development for each tract. 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. Located on the edge of city limits, these timbered tracts provide the privacy and seclusion of a rural property, but yet places you just minutes from the Downtown Cape Girardeau Riverfront business district, and shopping amenities that the city offers. Imagine the feeling of rural living with the benefits of urban accessibility.



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