

101 County Road 389
Whitewater, MO 63785



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MLS# MIS26033854



\$254,000

This 43.79± acre property is located off County Road 389 just minutes from Lake Girardeau Conservation Area. The property offers a great combination of timber, wildlife habitat, and open ground. A wet-weather creek winds through the property, providing a water source for wildlife. The property includes some pasture ground, with the majority of the acreage being wooded and well-suited for recreation and hunting. A timber harvest was completed in 2024, creating excellent wildlife habitat while leaving plenty of quality hardwood trees throughout the tract. An Ameren transmission line runs along the south boundary of the property. The property features blacktop county road frontage and electric service on-site, although the service is currently disconnected. An older house is located on the property and is being sold as-is with no assigned value. The structure is not considered livable. Whether you're looking for a hunting property, recreational getaway, investment tract, or future building site, this versatile acreage offers plenty of potential.



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