



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

5.05 Surveyed Acres near Sandy Creek Branch/Mark Twain Lake for Sale

www.TrophyPA.com • (855) 573-5263 • leads@trophyhpa.com

PRICE IMPROVED



PROPERTY ADDRESS:

00 Monroe Rd. 556
Monroe City, MO 63456

PRICE: \$40,000

ACRES: 5.05

COUNTY: Monroe

PROPERTY HIGHLIGHTS:

- 5 surveyed acres
- No covenants and restrictions
- Walking distance to the Sandy Creek Branch of the Mark Twain Lake
- Near Indian Creek Marina
- Borders Corps of Engineers ground
- On a dead end county road
- Near multiple hunter/fisher access areas.

PROPERTY DESCRIPTION:

Monroe County 5.05 surveyed acres for sale near the Sandy Creek Branch of the Mark Twain Lake. This tract has water and electric on the property and is not restricted with any covenants and restrictions. The property is located on a dead end county rd. and has multiple Corps of Engineer hunter/fisher access and boat ramps nearby. This 5.05 surveyed tract borders the Corps of Engineers ground gaining you great access to all kinds of outdoor recreation.

Clarence Cannon Dam and Mark Twain Lake provide opportunities for outdoor recreation - boating, swimming, fishing, picnicking, hiking and hunting. There are recreation areas equipped with facilities such as campgrounds, beaches, and picnic shelters, as well as areas that are being managed for wildlife habitat. All visitors can enjoy the 54,000 acres of land and water at Clarence Cannon Dam and Mark Twain Lake.



PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$152

TAX YEAR: 2018