

**Madison Mark Twain 65**  
1751 Highway JJ  
Marquand, MO 63655

**\$227,500**  
64.430± Acres  
Madison County





**Madison Mark Twain 65**  
**Marquand, MO / Madison County**

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**SUMMARY**

**Address**

1751 Highway JJ

**City, State Zip**

Marquand, MO 63655

**County**

Madison County

**Type**

Hunting Land, Lot

**Latitude / Longitude**

37.4047 / -90.2855

**Taxes (Annually)**

18

**Acreage**

64.430

**Price**

\$227,500

**Property Website**

<https://livingthedreamland.com/property/madison-mark-twain-65-madison-missouri/57515/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

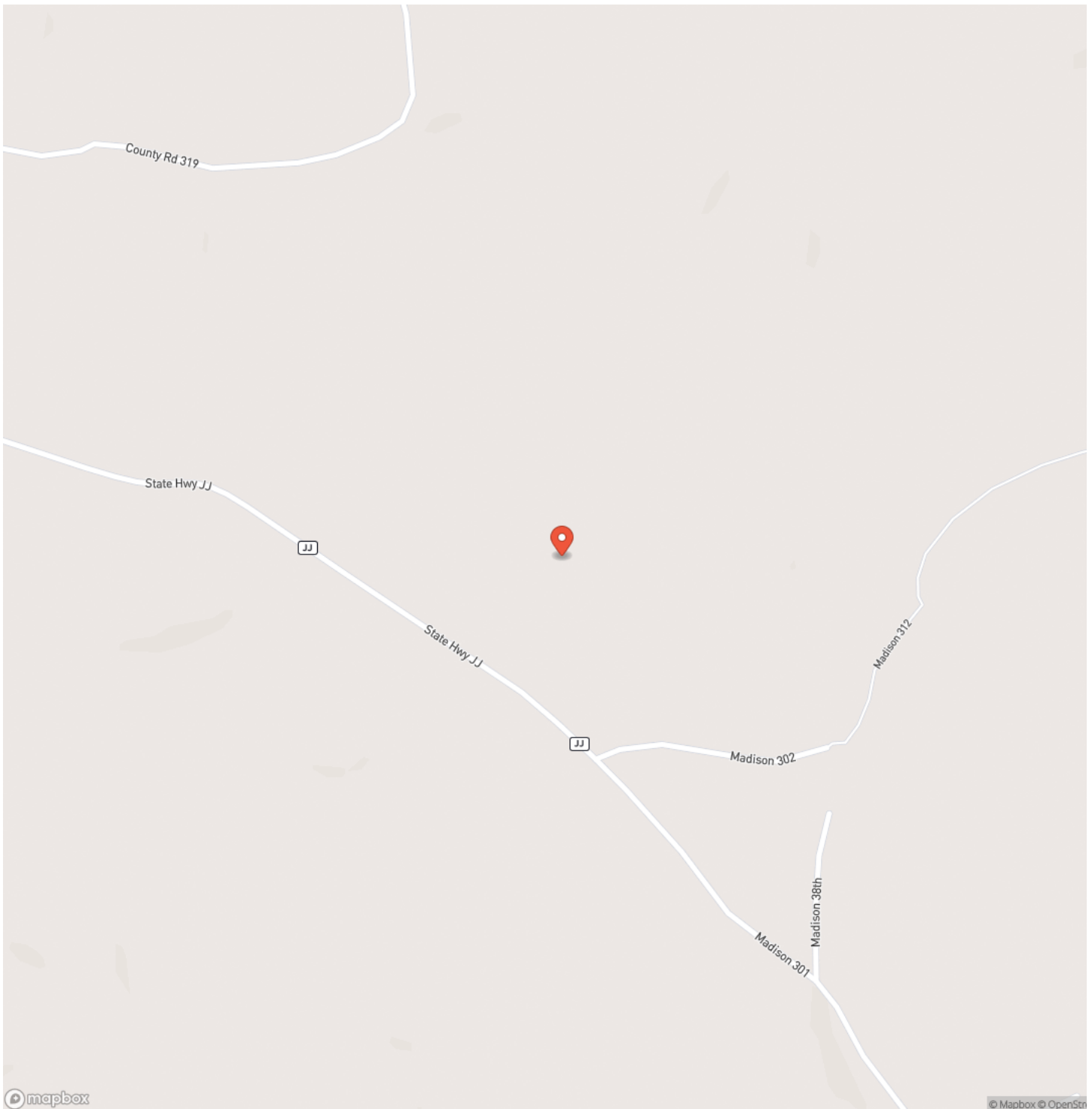


**PROPERTY DESCRIPTION**

Discover the perfect blend of wilderness and convenience on this stunning 65-acre property! **Ideal for Hunting:** This expansive property offers excellent turkey hunting opportunities, making it a paradise for outdoor enthusiasts. **Adjacent to Nature:** Bordering 22,000 acres of the Mark Twain National Forest, enjoy direct access to extensive trails and pristine natural beauty. **Potential Homesite:** With ample space and scenic surroundings, this land is perfect for building your dream home or retreat. **Utilities Ready:** The property is equipped with electricity, ensuring a smooth transition for development. **Excellent Accessibility:** Boasting over 2000 feet of road frontage, the land is easily accessible for all your needs. **Proximity to Waterways:** A short drive to both the Castor and St. Francis Rivers, offering fantastic fishing, boating, and recreational activities.



## Locator Map

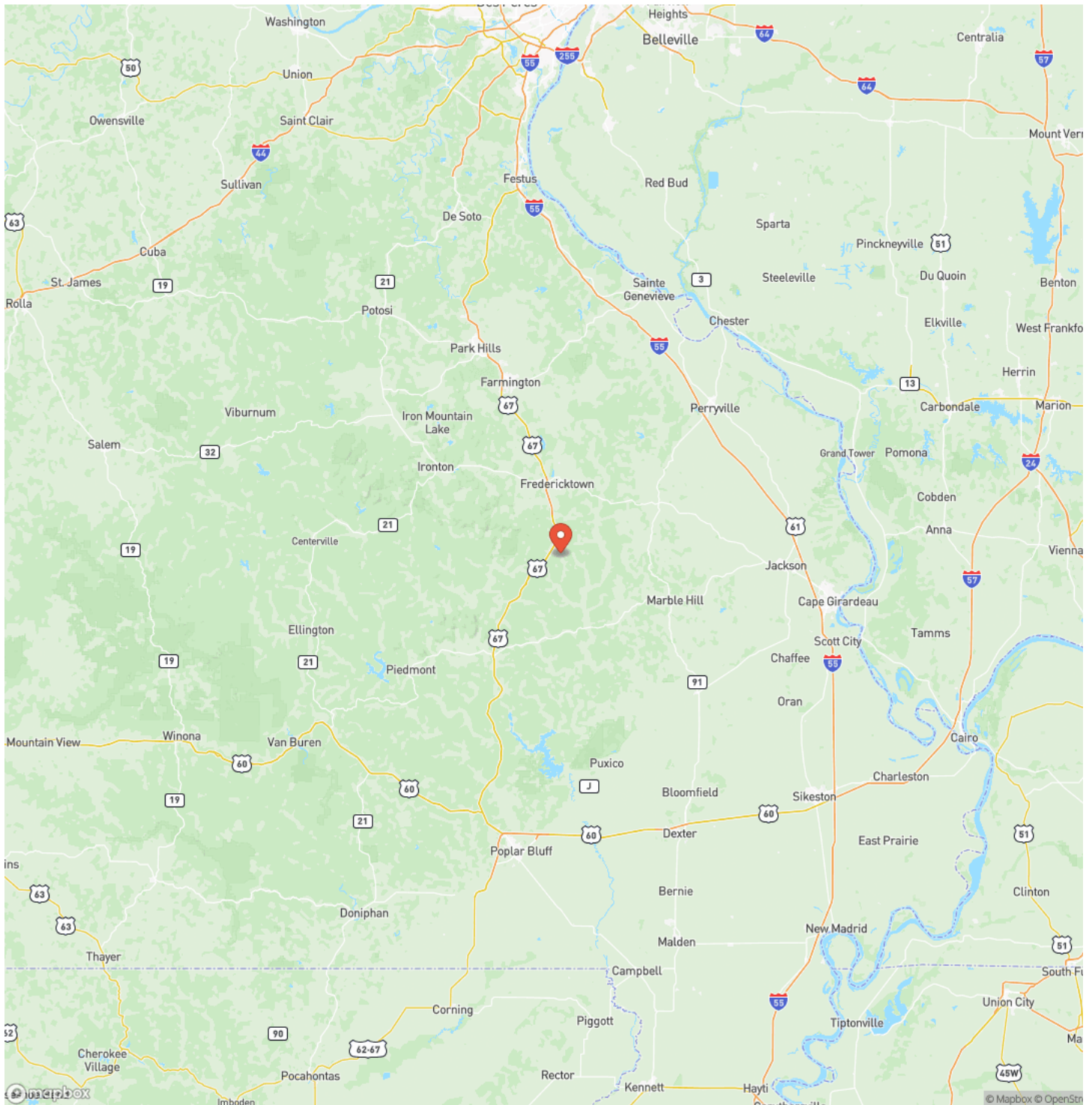


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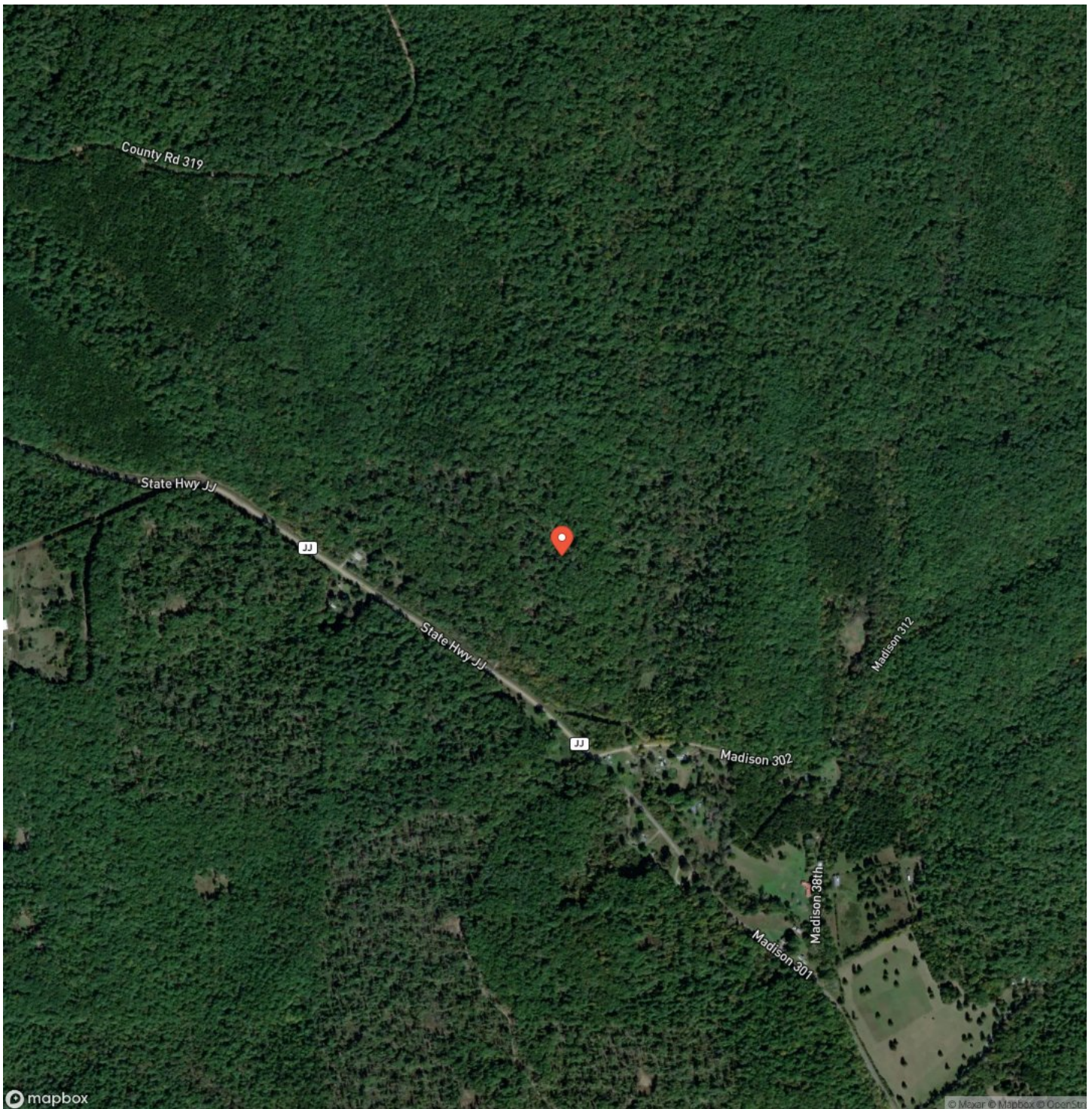


## Locator Map





## Satellite Map



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**<https://livingthedreamland.com/>**

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**Marquand, MO / Madison County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lance Cureton

## Mobile

(573) 561-4400

## Email

[lance@livingthedreamland.com](mailto:lance@livingthedreamland.com)

**Address**

515 S. Franklin St.

## City / State / Zip

Cuba, MO 65453

## NOTES



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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**MORE INFO ONLINE:**

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