



<b>Approx Acres:</b>	3.46	<b>Transaction</b>	Sale
<b>Lot Size Source:</b>	County Records	<b>Type:</b>	
<b>Description:</b>	Wooded Lot	<b>Area:</b>	3 - West of Hwy 54 and S of Missouri River
<b>Topography:</b>	Wooded	<b>Zoning:</b>	None
<b>List Price/Acre:</b>	16,907.51	<b>Elem School:</b>	Russellville
<b>Type of Property:</b>	Unimproved Land	<b>Middle School:</b>	Russellville
		<b>High School:</b>	Russellville
		<b>In City Limits:</b>	No
		<b>APN:</b>	
		<b>Leaseholds:</b>	No

<b>Sewer System:</b> None	<b>Electric Company:</b> Ameren UE
<b>Gas Company:</b> None	<b>Road Frontage:</b> 704.88
	<b>Mobile Home Allowed:</b> Yes

<b>Easements:</b> Utility	<b>Docs Available:</b> Aerial Photo
<b>Selling Terms:</b> Cash; Conventional; Rural Development	<b>Road Surface:</b> Asphalt
<b>Restrictions:</b> No	
<b>Services on Property:</b> None	
<b>Restrictions:</b> No	
<b>Selling Terms:</b> Cash; Conventional; Rural Development	
<b>Directions:</b> Hwy C through Russellville. The land is at the corner of Rt. C and Rt. V	
<b>Marketing Remarks:</b> Endless possibilities on 3.46 beautiful acres! With over 700 feet of blacktop road frontage and no restrictions, this property is a rare find. Whether you envision a private country home with room for a shop, a small hobby farm, RV or boat storage, or even a commercial venture like a workshop, office, or retail space—this land offers the flexibility to make it happen. Located just outside Russellville and only 20 minutes to Jefferson City, it combines convenience with the freedom to create the lifestyle or business you've been dreaming of. Bring your vision—this land is ready for it!	
Keller Williams Realty	

Information is deemed to be reliable, but is not guaranteed. Prepared by Nicole Patterson, GRI on Wednesday, June 04, 2025 10:44 AM. Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private. © 2025 MLS and [FBS](#).