

12960 Canyon Road
Dixon, MO 65459



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MLS# 3579143



\$97,400

Versatile 5+/-acre property near Dixon, Missouri, not far from the scenic Gasconade and Piney Rivers, a few of the state's top destinations for fishing, floating, and outdoor adventure. The 30x50 metal building is roughed in as a 3bed, 2bath home and approximately halfway completed. It's ready for your personal finishing touches with much of the groundwork already done, plumbing is stubbed in, a private well is drilled, an existing septic system is in place, and the building is wired for electric. Electric service is available and ready to be dropped in. Materials like windows, doors, and drywall are already on-site to help you finish the project. Ideal for a shouse style home, weekend getaway, or investment, this property offers room to spread out with space for additional outbuildings, a garden, or recreational use. The land is a mix of cedar and hardwood timber with multiple deer trails throughout, perfect for hunting and wildlife watching. For even more hunting opportunities, the property sits just north of thousands of acres of Mark Twain National Forest. Whether you're a homesteader, investor, or outdoor enthusiast, this property delivers on potential, privacy, and location.



JUSTIN SWAST

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