

**Sale Name:** River Frontage across from Cape Girardeau MO

**LOT 1 - Tract 1**



**Description**

156+- acres mostly Wooded and Recreational property located North of the Cape bridge and directly across the Mississippi River from downtown Cape Girardeau MO in Alexander County IL. Gently sloping sandy beaches along the Mississippi River with 0.72+- mile of river frontage. Loaded with Whitetail and other small game and just 5 minutes from Cape...

- ☑ Taxes: Taxes are comingled. This tract is \$7.31+- per acre but is comingled with more than 50% tillable ground which is not being sold. Similar all wooded tracts in the area are taxed at \$1.20+- per acre.
- ☑ Access: From Cape cross the bridge. A little over ¼ mile past the river turn left (North) onto S. Cape Road. Follow S. Cape Road ¾ mile North to the access to the levee road.
- ☑ Short Legal: Pt. of Sections 13 and 14 in Township 14 South -Range 4 West, Alexander County IL.

**Quantity:** 1



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