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**Online Only Real Estate Auction**  
**3531 East Jackson Boulevard, Jackson, MO 63755**

**2BR/2BA HOME**  
**2,982± FINISHED SF**  
**1.9± ACRE LOT**



***Bidding Closes: 5:30pm***  
***Thursday, January 15, 2026***

***Viewing 12-2pm***  
***Sunday, January 11, 2026***

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**County:** Cape Girardeau ♦ **2025 Taxes:** \$1,904

**Parcel Number:** 15-402-00-05-01000-0000

**Exemptions:** Owner Occupied

**Zoning:** Single Family

**Total Lot Size:** 1.9± Ac

**Schools:** Jackson R-2 & Jackson HS

Terms: \$10,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium  
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

# 3531 East Jackson Boulevard Property Information

2BR/2BA ~ 2,982± Total Finished SF ♦ Year Built: 1948 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace

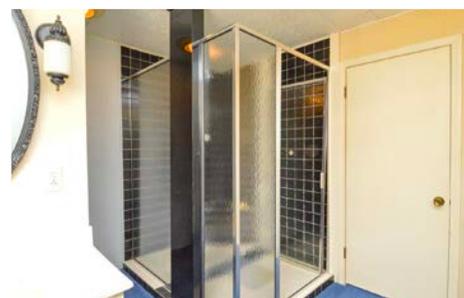
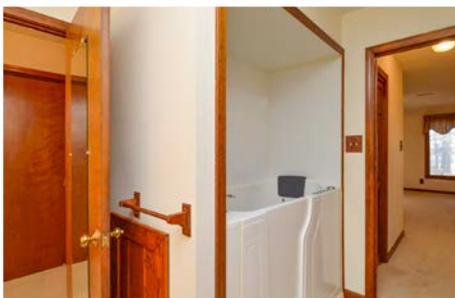
Gas Water Heater (New in '19) ♦ Water & Sewer: Well/Public ♦ Roof: Shingle ('14) ♦ Wood Burning Fireplace ♦ Electric: Circuit Breaker  
Basement: None, Slab ♦ 1-Car Attached Garage; 2-Car Detached Garage ♦ Water Softener (New in '24) ♦ Whole Home Generator



Welcome home to this 2-bedroom, 2-bath partial brick ranch nestled in a park-like setting on 1.9± acres in Jackson, MO. This property features a one-car attached garage, a 30' x 30' detached garage/workshop, and a two-car covered carport, offering exceptional space for vehicles, hobbies, and storage. Conveniently located just minutes from shopping, dining, schools, and major routes, this home provides the perfect balance of privacy and accessibility. The home opens into a spacious great room highlighted by soaring peaked ceilings, abundant natural light, and a wood-burning fireplace anchored by a striking floor-to-ceiling brick mantle. The oversized primary suite offers a retreat-like atmosphere with ample closet space and a private bath featuring a walk-in bathtub. The well-appointed kitchen is ready for your culinary creations, showcasing tile flooring, expansive stone countertops, a tiled backsplash, generous cabinetry, and a charming breakfast nook overlooking the backyard. The family room provides additional space for game nights or formal entertaining and connects to the main hallway leading to the second bedroom, a recreation area, and the second three-quarter bath, complete with a tiled walk-in shower and private sauna. Outside, the paved asphalt driveway leads to the attached garage, detached garage/workshop, and carport. Enjoy peaceful mornings or relaxing evenings under the covered back porch, taking in views of the expansive yard with mature shade trees, native foliage, and rolling green lawns. Whether you're a first-time buyer, growing household, or investor, this property offers excellent potential. Don't miss your opportunity to make this home your own.



# *Additional Property Photographs*



# Additional Property Photographs





1st floor