

# 252 +/- Acre Franklin County, MO Farm/ Recreational Property & Home for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophypa.com



## PROPERTY ADDRESS:

3249 Hwy H  
Sullivan, MO 63080

**PRICE:** \$882,000

**ACRES:** 252

**COUNTY:** Franklin

## PROPERTY DESCRIPTION:

This 252 +/- acre recreational property is located in Franklin Co. has it all! It sits atop a hill just north of Sullivan on Hwy. H with a 360 breathtaking view. There is a 4 bedroom/2 bathroom house with a detached garage and workshop, a metal cattle pole barn and a pull thru storage shed. The house is also set up for exterior wood burning heat system.

There are 175 +/- acres of pasture ground and 77 +/- acres of timber that is fenced and cross fenced. There is current income from a cattle lease and a potential for more from a possible hay lease. Deer and Turkey are abundant for hunting opportunities.

## PROPERTY HIGHLIGHTS:

- 252 +/- total acres
- Great 360° view
- Black top road to farm just North of Sullivan on Hwy. H
- 4 BD/2 BA house
- Detached garage/workshop
- Cattle barn and pull thru storage barn
- Fenced and cross fenced
- Abundant deer and turkey for hunting opportunities



## PRESENTED BY:

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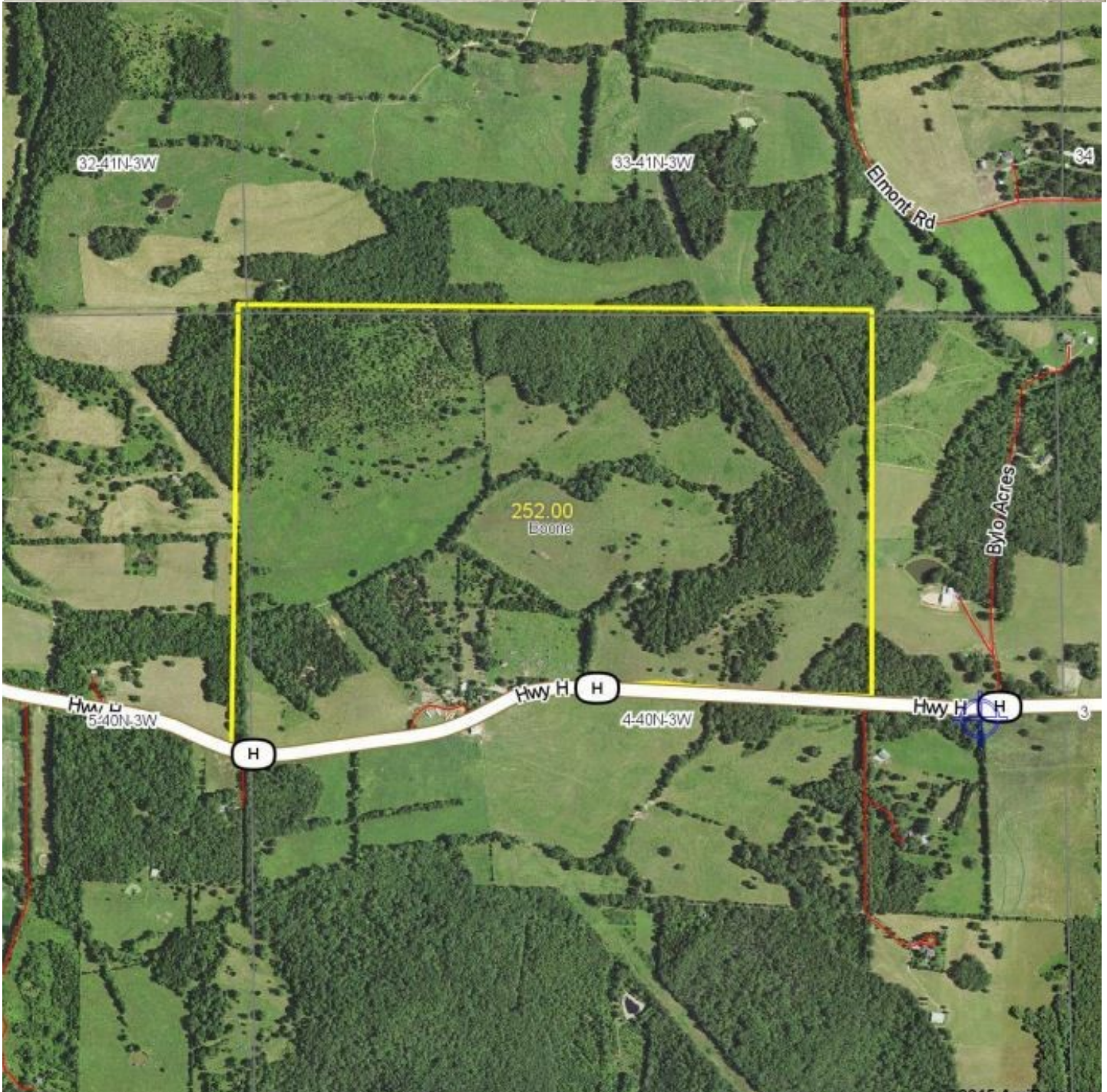
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**TAXES:** \$1,377.82

**TAX YEAR:** 2014

**TILLABLE:** 0 Acres

**TIMBERED:** 52 Acres

**PASTURED:** 200 Acres