

332.97 Acre Recreational Paradise with Lodge Located in Warren County, Missouri

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PROPERTY ADDRESS:

1800 Hwy CC
 Warrenton, MO 63383

PRICE: \$1,299,000

ACRES: 332.97 Surveyed

COUNTY: Warren

PROPERTY DESCRIPTION:

332.97 surveyed acres located one hour west of St. Louis in Warren County. This property includes a 2BR, 2BA home with an attached workshop that is insulated. This property has been managed for years and has a mature deer herd with exceptional trophy deer. There are 40 acres of income producing tillable. The turkey population is excellent as well.

Listing agent has personally had the privilege of hunting this property over the years and will attest that it is a 10 on a scale of 10! There is also a small pond for fishing.

The new owner will immediately enjoy this property now, and it could be a great investment for future development. The ridges offer incredible views of the surrounding valley with several potential home sites.

This property is ready for immediate occupancy.

PROPERTY HIGHLIGHTS:

- 332.97 surveyed acres south of Warrenton
- Overlooks Charette Creek Valley
- 2 bed/1.5 bath turnkey lodge for recreation and hunting
- 40'x8' covered porch on front & rear of lodge
- Multiple building sites for possible future development opportunities
- Private, yet fronts blacktop highway
- Mature deer herd with bucks scoring over 170" using the property
- 40 +/- acres productive tillable ground
- 284 +/- acres timber & 8 +/- acres pasture
- Close proximity to St. Louis and Columbia, MO



PRESENTED BY:

PHIL BROWN

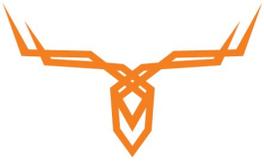
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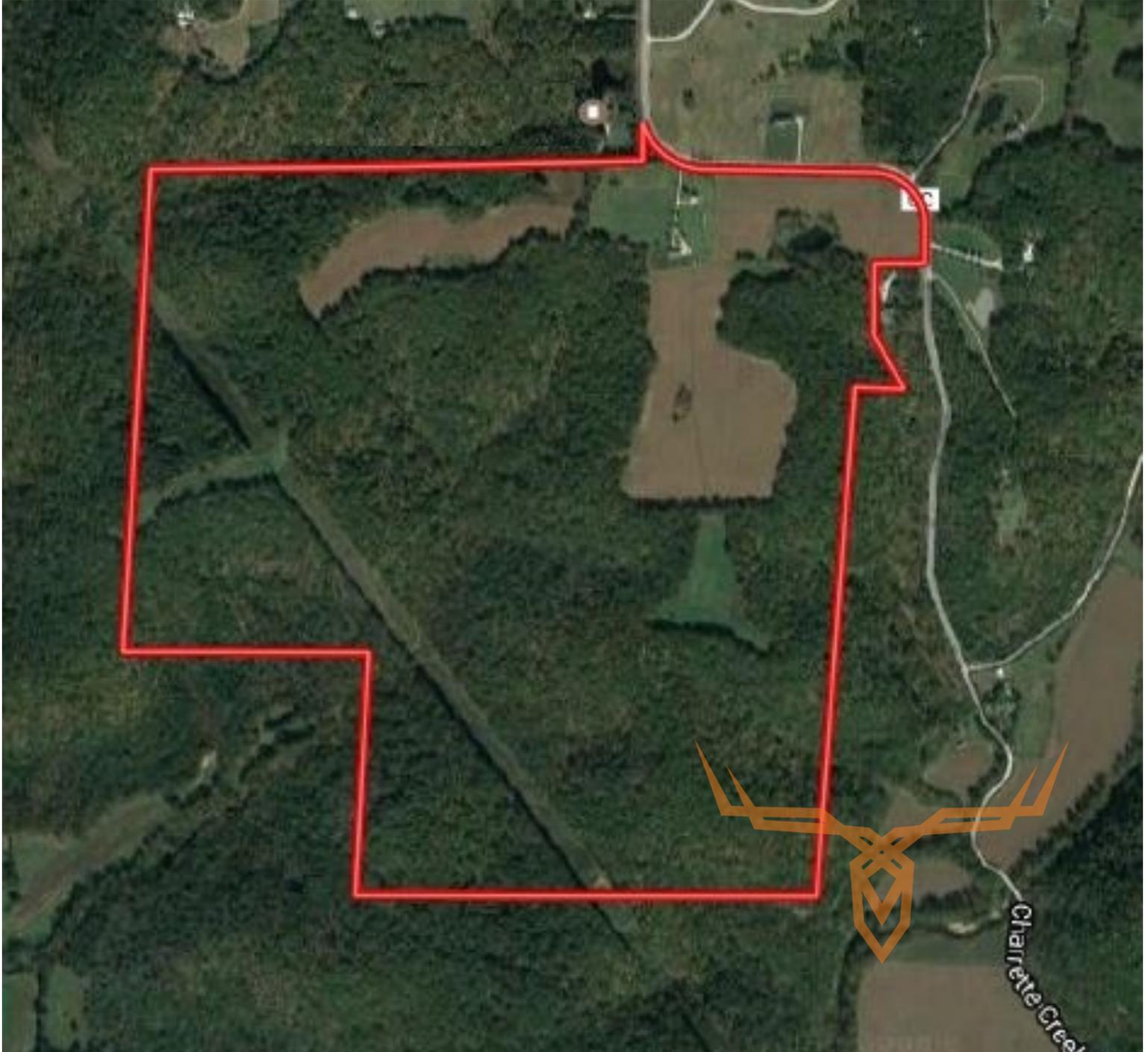


TROPHY
PROPERTIES AND AUCTION
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TAXES: \$1202

TAX YEAR: 2016

TILLABLE: 40 Acres

TIMBERED: 284 Acres

PASTURED: 4 Acres

