

# 281 +/- Acre Recreational Paradise on The Big River for Sale in St. Francois County MO

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## PROPERTY ADDRESS:

00 Franklin Ridge  
 Bonne Terre, MO 63628

**PRICE:** \$389,900

**ACRES:** 281

**COUNTY:** St. Francois

## PROPERTY DESCRIPTION:

This 281 +/- acres for sale in St. Francois County, MO is truly a recreational paradise. Located less than an hour from St. Louis between DeSoto and Bonne Terre. The property has plenty of water with 1/4 mile of River frontage on both sides of The Big River and a large spring that has produced between 63,000 and 36,000 gallons of water a day since 1921 depending on conditions. There are electric poles on the property but electric is currently turned off at the edge of the farm.

Multiple gated entrances and very good trails throughout provide good access to the whole property. A bluff area with a spectacular view overlooking the Big River and neighboring farms could provide an excellent building site for a home or weekend cabin. There is plenty of turkey and deer sign all over the farm and good fishing and tubing on the river. There once was an 8 +/- acre pond that could be easily dammed up again.

This property is truly ready for whatever your needs are whether it be a permanent home or a place to escape to for the afternoon or weekend to hunt, fish ride horses or ATV's.

## PROPERTY HIGHLIGHTS:

- 281 +/- acres
- Less than 1 hour from St. Louis
- 1/4 mile of river frontage on both sides of The Big River
- Large cold water spring on property
- Electric at property edge with poles into property
- All timber ground
- Very good trail system throughout
- Great deer & turkey hunting
- Fishing and water activities on the river
- Multiple gated entrances for easy access



## PRESENTED BY:

**KEN DAYLEY**

**Land Specialist**

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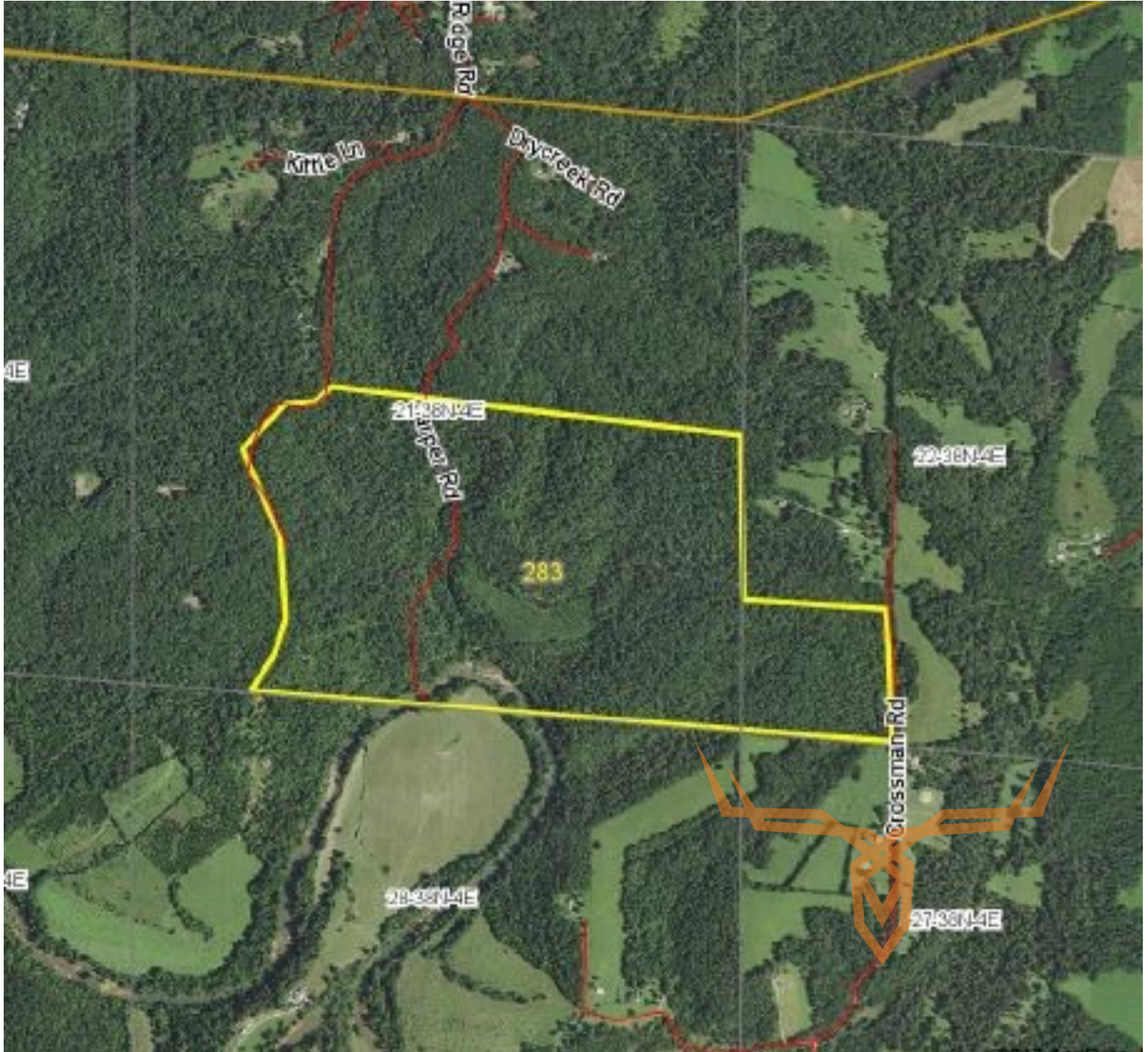


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**TAXES:** \$127

**TAX YEAR:** 2016

