



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

288 +/- Acre Gasconade County Recreational Retreat for Sale



www.TrophyPA.com • 855.573.5263 • leads@trophyhypa.com



PROPERTY ADDRESS:

2904 Mt. Sterling Road
Bland, MO 65014

PRICE: \$900,000

ACRES: 288.16

COUNTY: Gasconade

PROPERTY DESCRIPTION:

You must take the time to see all of the amenities in this 288 +/- acre recreational property in Gasconade County, Missouri. Be sure to experience the 3D tour, and the video. Imagine entertaining family and friends in the 3BR/3BA lodge equipped with a sauna and indoor hot tub. There is an additional guest cottage should the crowd grow in size. You can stay under the cover of your own roof and enjoy your all-weather 300 yard shooting range. The custom metal fabrication that has been done throughout this property is like nothing anyone has ever seen before. The large metal building on the interior of the property is not just a metal skin, but metal throughout. Look at the custom built metal wood stove on the deck, and in the machine shop. The fishing lake has a metal dock along with the custom built boat launch, and steel bridges around the lake.

As you travel the ATV trails throughout the property you will discover creek crossings with large culvert pipes encased in concrete. Did I mention a stainless steel flag pole to fly Old Glory from? Or how about a custom built feeder station? The seller has spared no expense in preparing this property for the next owner. This property is a first class place to entertain, fish, hunt, shoot, and enjoy nature! Gasconade County is producing trophy class animals. Don't let your chance to buy this trophy property slip away.

PROPERTY HIGHLIGHTS:

- 3 bedroom, 3 bathroom home/lodge
- Indoor hot tub, Steam shower & Sauna
- Guest house
- Two metal buildings
- Workshop
- All-weather 300 yard shooting range
- Lake with dock & 2 other small ponds
- Food plots
- Excellent deer and turkey hunting
- Metal fabrication throughout entire property
- 40 minutes from Jefferson City, One hour from Rolla, One hour 45 minutes from St. Louis



PRESENTED BY:

PHIL BROWN

Broker/Partner

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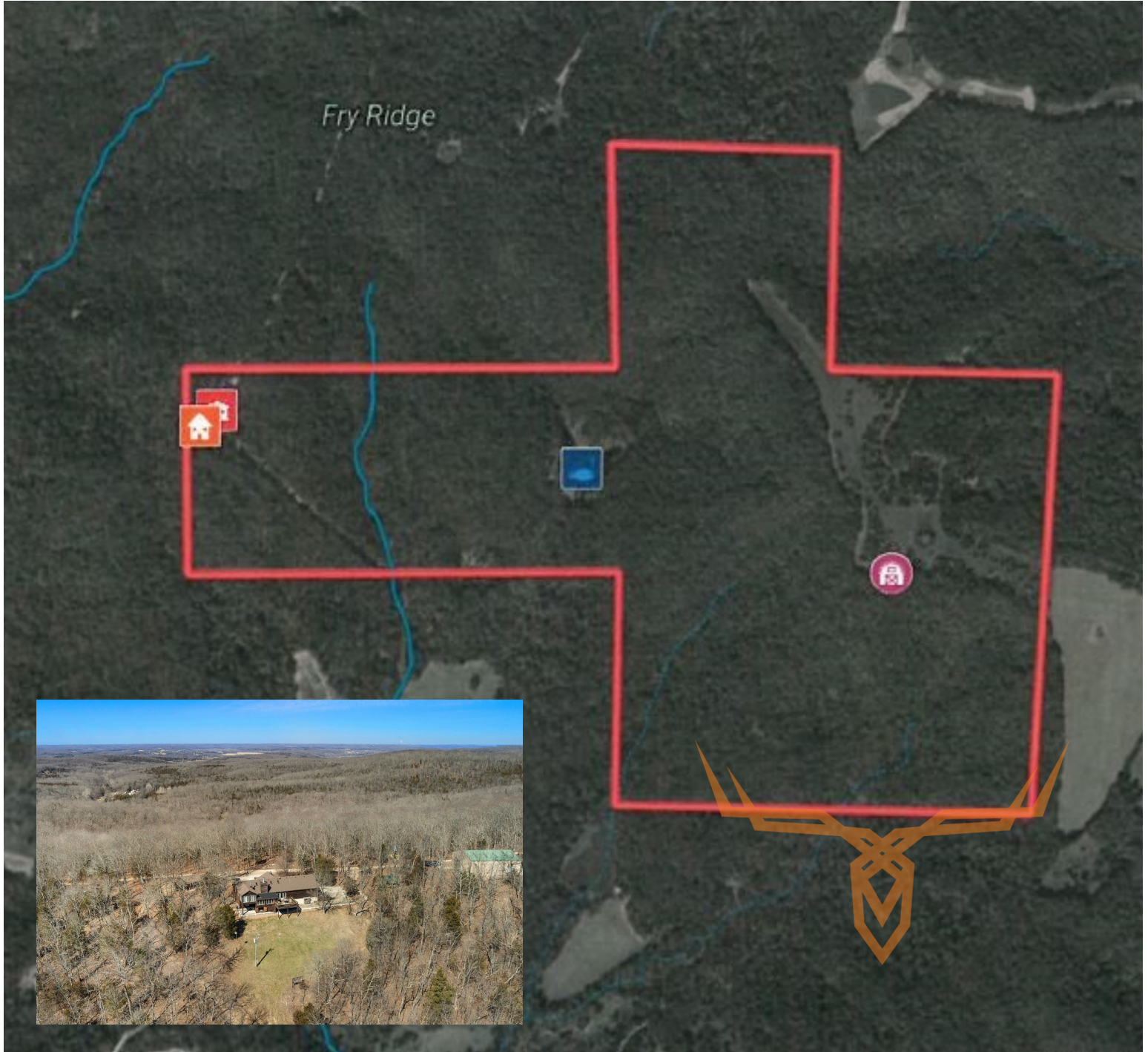


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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$2,016
TAX YEAR: 2016

