

# Missouri Land for Sale with Meramec River Frontage - Franklin County

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



## PROPERTY ADDRESS:

212 Tiff Mines Road  
St. Clair, MO 63077

**PRICE:** \$490,000

**ACRES:** 196.3

**COUNTY:** Franklin

## PROPERTY HIGHLIGHTS:

- 196.3 Surveyed acres
- Over 1,000+ feet of Meramec River frontage
- 50 acres of tillable bottom ground for return income
- 140 acres of mature timber
- Gated entrance
- Blacktop to the property

## PROPERTY DESCRIPTION:

Here is the year around outdoorsman's paradise. Located just an hour from St. Louis, with blacktop road right to the property entrance. Unlock the gate to your own year around paradise. There are over 1,000 feet of frontage on the Meramec River. The river is wide and slow moving in this area. There are 50 acres of tillable bottom ground along the river for crop income. This farm also features 140 acres of mature timber for quality deer & turkey hunting. There is also a 30x50 drive-thru pole barn and a couple miscellaneous storage sheds. An ideal spot for year-round activity.



**PRESENTED BY:**

**KEN DAYLEY**

**Land Specialist - MO**

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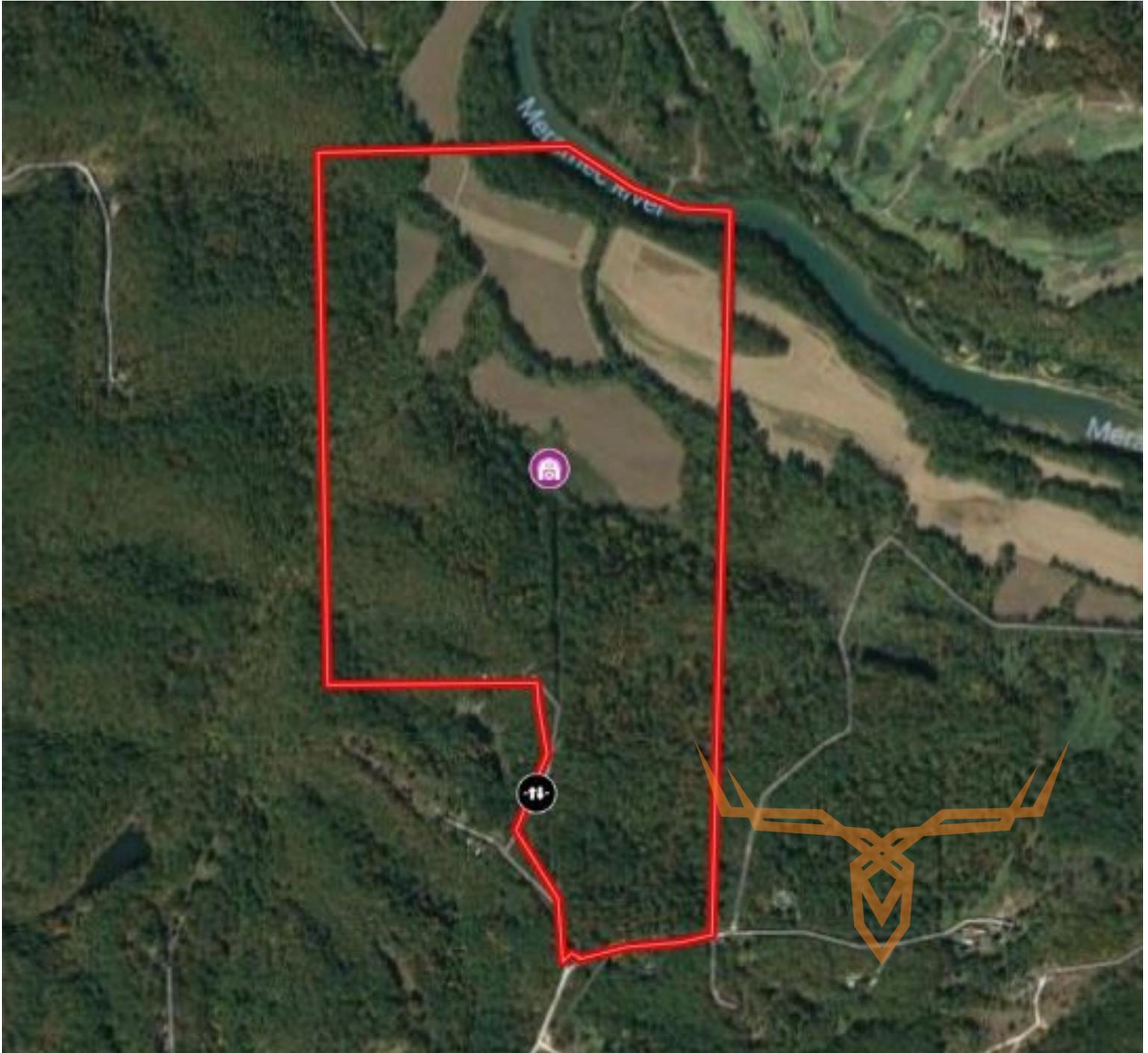
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$323.49**

**TAX YEAR: 2018**