



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

# 250 +/- Acre Recreational Hunting Living Farm for Sale - St. Francois County

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



## PROPERTY ADDRESS:

00 East Castor River Rd.  
Fredericktown, MO 63645

**PRICE:** \$675,000

**ACRES:** 250

**COUNTY:** St. Francois

## PROPERTY HIGHLIGHTS:

- 250+/- Acres
- Immaculate 4-Bedroom Home
- 3/8+ Mile Castor River running through
- 35+ acres of pasture – fenced for
- horses/cattle
- 2 creeks
- 4 ponds
- Barn & Out Buildings
- Additional acreage available

## PROPERTY DESCRIPTION:

250 +/- Acre Beautiful Recreational/Hunting/Living farm located in SE St. Francois County, MO. This farm simply has it all. Immaculate 1,600 SQ FT 2x6 construction home on tall wall foundation. 3 bedrooms, 3 full baths, 2 wood burning fireplaces, 30x16 deck, first floor laundry room, huge patio off lower level, gas range, center island sink, buried electric, & tuck under garage. Approx. 35 acres of pasture bottom ground, fencing for horses/cattle, 3/8 + mile of Castor River runs through the property, 2 small creeks, 4 ponds, back up Generac generator, barn, out buildings, potential lake sites, good hardwood timber (pines too), paved road frontage, established trails, & adjoins US National Forest on the east side of the property. Awesome deer, turkey, squirrel, and predator hunting. The potential for this farm is endless. Winery, wedding venues, boutique farming, & prepper's paradise. The current landowner has planted numerous native tree and grass species and has been an amazing steward of the land for 50+ years. Deer, Turkey, Squirrel hunting, mushroom hunting, trail walking, creek walking, 4-wheeler riding, etc. Located 20 minutes from Fredericktown, 25 minutes from Farmington, 35 minutes from Perryville, and 1 hour and 20 minutes from Hwy 55 & 270 South County. Farmington, MO school district.



**PRESENTED BY:**

**DAVID CONWAY**

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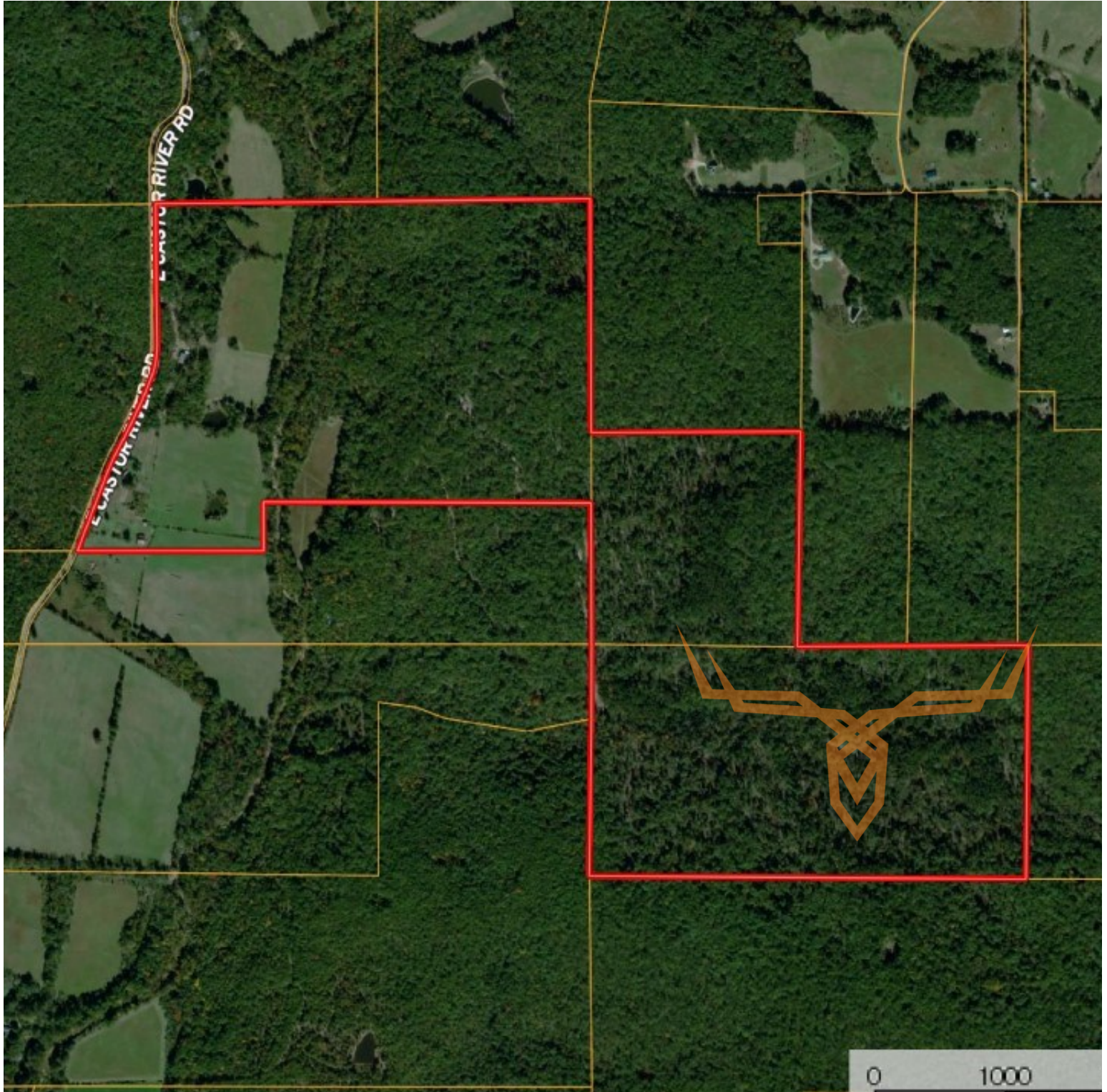




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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals