



# WINFIELD

MANOR

axiom  
ADVISORY GROUP



TROPHY  
PROPERTIES AND AUCTION  
LAND/RECREATIONAL/RESIDENTIAL

LINCOLN COUNTY, MISSOURI  
Suburban St. Louis



CUSHMAN &  
WAKEFIELD



*Imagine the possibilities  
at Winfield Manor.*



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**CORPORATE RETREAT  
ON 495 ACRES**

**CORPORATE RETREAT &  
CONFERENCE CENTER:**

- 35,000 SF world-class conference center overlooking a pristine 7-acre lake and over 495 acres
- 32 private guestrooms each with a private bathroom
- Executive conference room plus two break-out conference rooms
- Multiple living rooms, large dining area, and billiards room
- Over 6,600 SF of below-grade storage and mechanical area
- Fitness center and locker rooms with showers
- Fully equipped commercial kitchen
- In-ground swimming pool with oversized patio and gazebo
- Tennis court overlooking the lake



2



3





### ADDITIONAL ATTRIBUTES:

- Built in 1971 with English-influenced architecture and remodeled in 1991
- Conference center & guest room additions in 1979 & 1994
- New composite, 50-year roof of simulated wood shake material
- State-of-the-art computer-driven technology in conference center
- Fully furnished facilities with meticulously maintained furniture
- Security room with loading dock area
- Guest house with 8 additional guestrooms
- Ancillary structures include a manager house, boat house, and multiple barns
- Private wastewater treatment plant





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at Winfield Manor.*

**Incredibly rare** opportunity to acquire a world-class facility, ideal for remaining as a conference center or simple conversion to a residential treatment center, assisted living facility, or a corporate or private retreat.

Sale Price:  
\$12,500,000



**SECLUDED LOCATION WITH  
CONVENIENT ACCESS  
& ON-SITE HELIPORT**

Spirit of St. Louis Airport - 32 Miles  
St. Louis Lambert International Airport - 38 Miles  
St. Louis Downtown Airport - 58 Miles





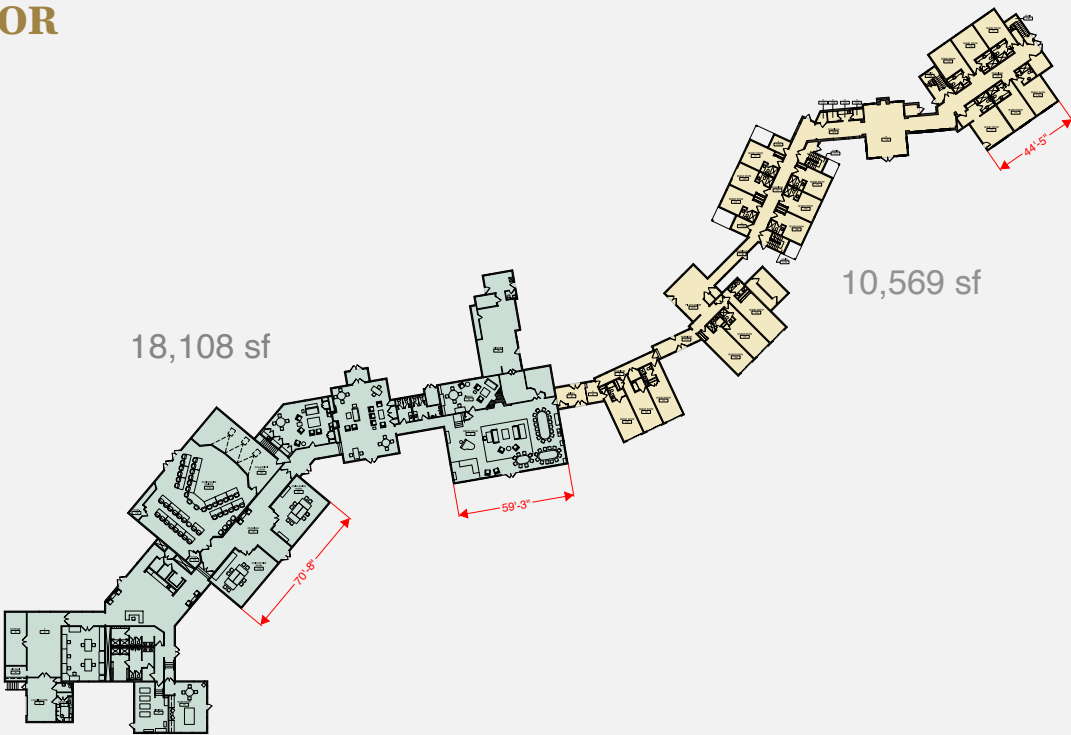
SITE PLAN (PARTIAL)



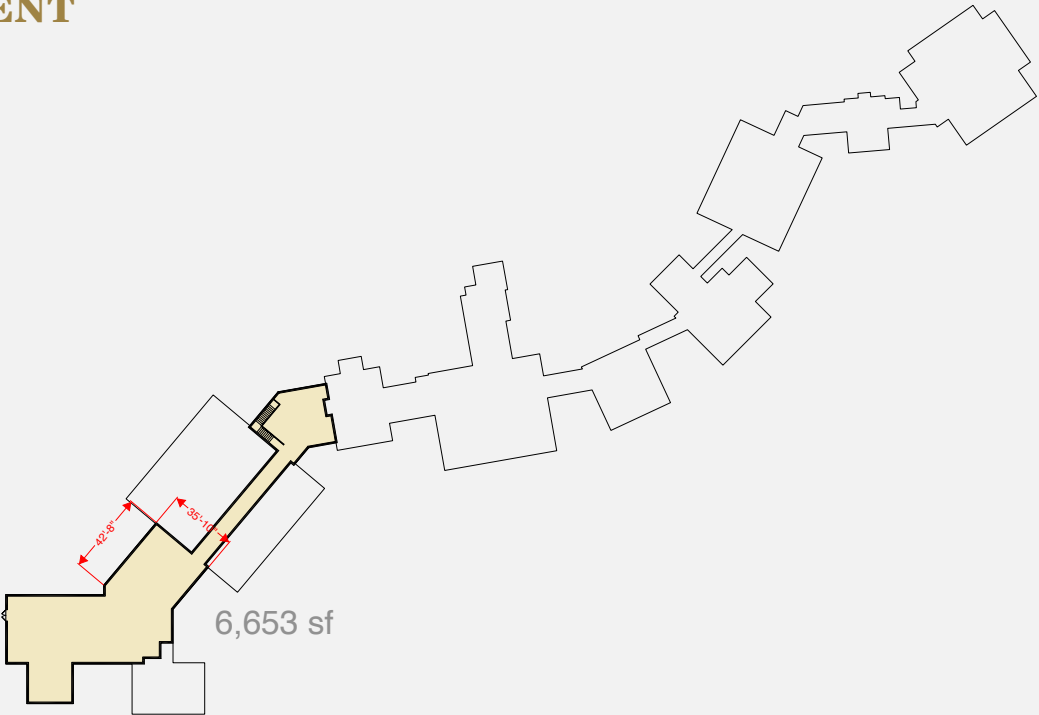


# FLOOR PLANS

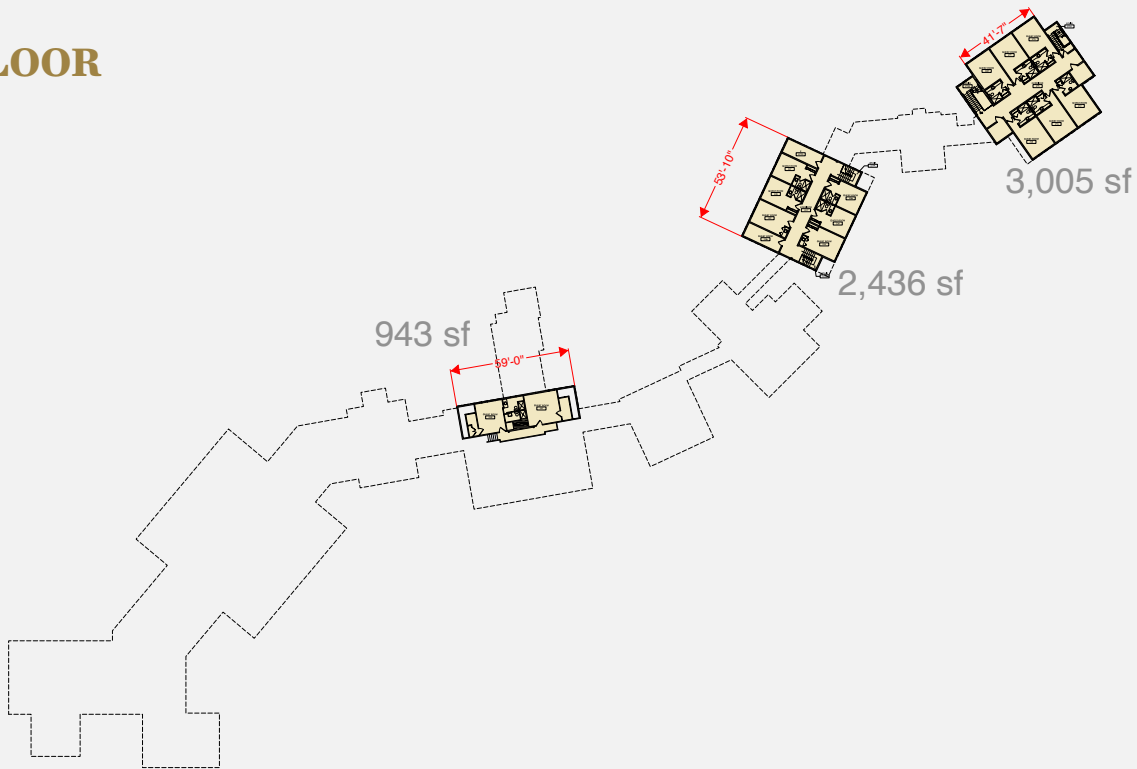
## 1<sup>ST</sup> FLOOR



## BASEMENT



## 2<sup>ND</sup> FLOOR







## Secured facility – all tours coordinated through one of the following:

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