



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

131± Acre Recreational Property for Sale in Warrenton MO - Warren County

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PRICE IMPROVED



PROPERTY ADDRESS:

00 Pinckney Street
Warrenton, MO 63383

PRICE: \$1,249,000

ACRES: 131.34±

COUNTY: Warren

PROPERTY HIGHLIGHTS:

- 40 Min from Chesterfield
- Great hunting opportunities
- Ready to plant food plots
- Creek systems
- Miles of trail systems
- Scattered mature timber
- Two access points
- Borders Reifsnider State Land
- Quad and UTV riding
- Hiking, nature enthusiast opportunities

PROPERTY DESCRIPTION:

Finding close recreational properties is becoming more and more of a challenge, making this one a true diamond in the rough. Offering 131± acres, this property is sure to fit most the needs of outdoor enthusiast. Boasting two entrances, an extensive trail system, creeks, hunting opportunities, recreational activities, and adjacency to Reifsnider State Forest, this is a property that is a must see!

Two access options are available for this property. The first is an easement from the freshly paved Pickney Street. Gated at the front you will meander down a gravel/dirt way until you dead end into a green barn approximately where the property starts. If you like a more established road, you can continue down Pickney St to left on Little Oaks where you will end up dead ending into the gate and property.

Upon entering the property from either entrance, you quickly get a sense of being lost



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in the middle of nowhere, surrounded by topography and tree canopy. This property is mostly wooded with scattered mature timber throughout. A trail system covering miles is in place, allowing access to roughly 85% of the property and suitable for trail riding on quads and side-by-sides

Given its vast size, trail accommodations, and proximity to Reifsnider State Forest, this property offers tremendous hunting opportunities for deer, turkey, and small game. Multiple food plots are already cleared and ready to go with multiple elevated tree blinds. The at times steep topography allows you to have many hunters with ample opportunities for each. If that isn't enough you can venture right on to Reifsnider (statewide regulations and exceptions) for more opportunities.



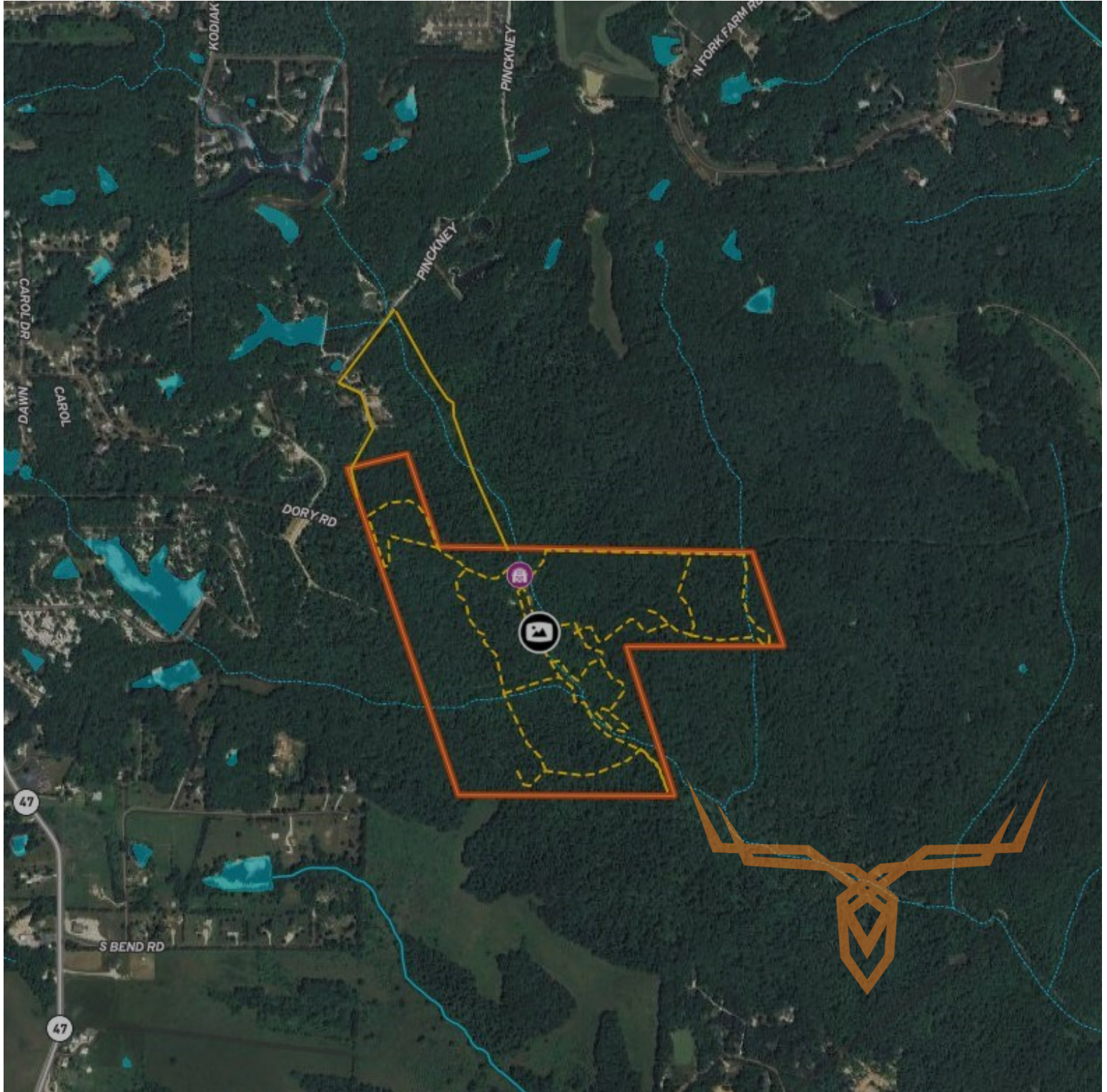
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