



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

8± Acre Pasture Ground for Sale with Multiple Outbuildings for Sale - Madison County

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

PRICE IMPROVED



PROPERTY ADDRESS:

13712 Meffert Avenue
Pocahontas, IL 62275

PRICE: \$299,000

ACRES: 8±

COUNTY: Madison

PROPERTY HIGHLIGHTS:

- 50x100 pole barn with 2 walk-in coolers
- 60x100 barn
- 8 acres fenced in
- 7 miles from Highland
- 15 min from St. Louis

PROPERTY DESCRIPTION:

This 8± acres of pasture/land is only 7 miles from Highland IL and 15 min from St. Louis. It's the perfect place to build your dream home on the whole 8 acres or keep an acre and sell off seven 1 acre lots. A 50x100 pole barn has concrete floors with 2 walk in coolers and ready for butchering. The Seller planted around 40 fruit trees on the west side of the property. The entire 8 acres is fenced for horses, cattle or other livestock. Small farms like this close to St. Louis are very hard to find give me a call today.



PRESENTED BY:

SHANE YEARIAN

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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