

# Country Retreat With 44± Acres and A Beautiful Home For Sale—Franklin County

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

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**PROPERTY ADDRESS:**

334 Bird Song Lane  
St. Clair, MO 63077

**PRICE:** \$599,000

**ACRES:** 44.21±

**COUNTY:** Franklin

**PROPERTY HIGHLIGHTS:**

- 44 m/l Acres
- 3,180 sq ft Home
- 4-Bed/4-Bath Home
- Walk-Out Basement
- Shop and Barn
- Flowing Creek & Hardwoods
- Homesteader or Hunter's Oasis

**PROPERTY DESCRIPTION:**

Beautiful home and 44.21 ± acres just 10 minutes west of St. Clair on a dead-end road! This homesteader's dream offers many possibilities perfect for a family, all your hobbies, and room to hunt and hike. The inviting 4-bed, 4-bath home has tons of natural light while keeping the warm tones of wood floors and accents throughout. It almost has a lodge feel with a wood-burning fireplace, a wall of windows looking out over the backyard, and a small lake. There is a very open concept with a large dining/living room combo that flows to a massive kitchen with an island. You'll keep everyone fed with the huge stove top and double ovens. Head up the open staircase to 2 bedrooms with a hall bath and the primary suite with a bath and a private balcony. If you need more room, there is a 4th bedroom on the main floor, or you can use it as an office. The walkout basement is partially finished, with a full bath and 2 sets of French doors ready for your final touches. The home also has a backup wood stove that uses radiant water heat, allowing for a less expensive utility bill. The metal barn will dry your equipment and take on various projects in the climate-controlled shop with a concrete floor and interior plumbing. The land is a potent mix of hardwoods, two food plots with box blinds, and a picturesque creek. There's a small lake perfect for fishing with the kids. This property has it all – land, a great house with tons of room, outbuildings, and all the privacy you want. This property offers a potential setup for a homesteader, hunter, or anyone wanting space to spread out.



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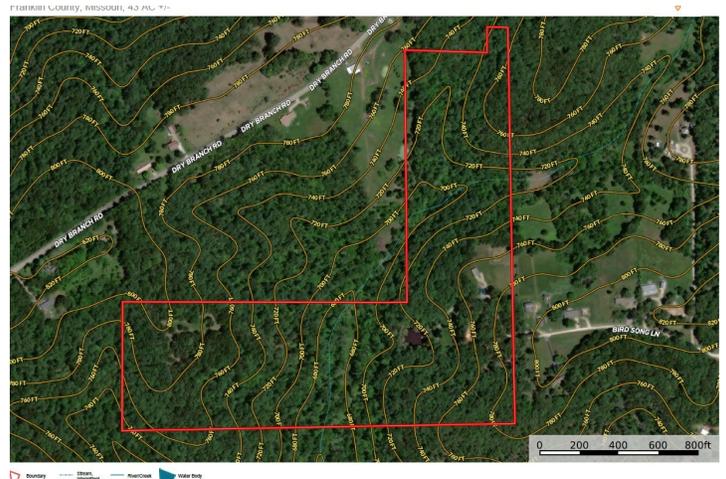
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**TROPHY**  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and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