



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

# 117±-Acre Estate w/Timber, Tranquility, & Two Homes for Sale—Cole County

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



## PROPERTY ADDRESS:

3705 & 3921 Widgeonwood Way  
Jefferson City, MO 65109

**PRICE:** \$1,480,000

**ACRES:** 117.44±

**COUNTY:** Cole

## PROPERTY HIGHLIGHTS:

- 117± Acres
- Big Timber & Rolling Hills w/Open Ridge Tops
- 3,500± sq ft Custom Built Home w/5-bed, 5.5-bath
- 1,904± sq ft Brick Ranch w/3-bed, 2-bath
- Less than 7 miles from Jefferson City
- Stocked Pond and Creek Frontage
- Barn and Storage Building

## PROPERTY DESCRIPTION:

Few properties come along that check this many boxes. This rare and versatile estate features 117± acres of rolling timber and open ridgetops, including a custom home with 5 bedrooms and 5.5 bathrooms, built in 2005, as well as a second brick ranch home with 3 bedrooms and 2 bathrooms. This property offers a perfect blend of rural beauty, tranquility, and convenience, located less than 9 miles from the W. Truman/Highway 179 intersection toward Centertown. The estate is rich with large hardwood timber, an extensive trail system, hunting opportunities, fishing (with a stocked pond), creek frontage, native grasses and wildflowers, a dog kennel, a barn, and a storage building. There is potential for income from the brick ranch home as well as development opportunities, all situated just ten minutes from Jefferson City's west end. The custom-built home falls within the Jefferson City school district, while the second home is in the Jamestown school district. Co-Mo Electric and fiber internet are available on site.



## PRESENTED BY:

**JAMIE STRONG**

**Land Specialist**

M: (573) 690-1258

P: (855) 573-5263 x778

E: jstrong@trophyapa.com

**Trophy Properties and Auction**

640 Cepi Drive, Suite 100

Chesterfield, MO 630056

www.Trophyapa.com

leads@trophyapa.com

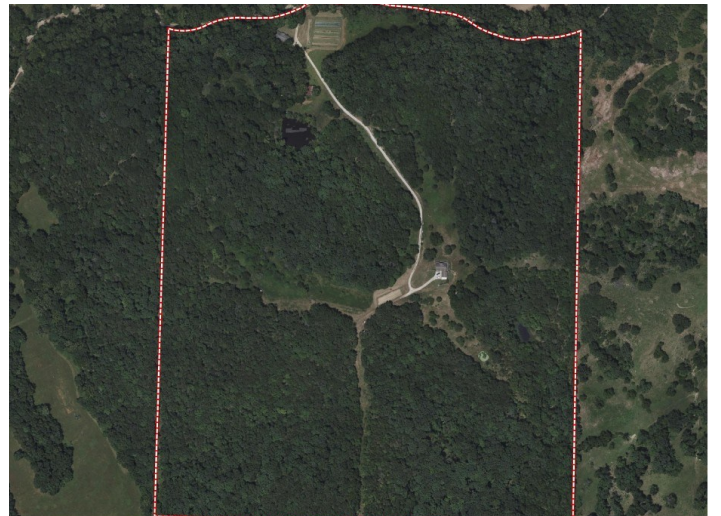




# 117±-Acre Estate w/Timber, Tranquility, & Two Homes for Sale—Cole County

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

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto:leads@trophy.com)



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