

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

329± Acre River Country Paradise for Sale - Crawford County

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Boundary Lines are Approximate



PROPERTY ADDRESS:

2945 Nixon School Road
Leasburg, MO 65535

PRICE: \$2,307,000

ACRES: 329±

COUNTY: Crawford

PROPERTY HIGHLIGHTS:

- 1.25 miles of Meramec River frontage
- 100± acres tillable
- 229± acres of timber
- 1 acre lake
- 3 water wells
- Electric on site
- Established road and trail system
- Multiple scenic homesites
- Pole barn and newer garage
- Hunting & Fishing
- Hiking & Camping
- Floating & Swimming
- Livestock & Horse friendly
- Income producing
- Commercial business opportunities

PROPERTY DESCRIPTION:

RIVER COUNTRY PARADISE perfectly paired with potential awaits in this incredibly rare, hard to find tract of land that serves well for a full-time residence, weekend retreat, income producing farm, or commercial business! Given the unique nature of this beautiful property and the 1.25 miles of Meramec River frontage in the heart of floating country, opportunities abound. As soon as you venture through 1 of the 2 gated entries from the county road, you quickly see this property offers what most places do not. With approximately 229± acres of timber and 100± acres tillable for crops, hay, or livestock, you have the best of both worlds regarding usage and versatility. Income-producing possibilities range from simple hay or crops to timber harvest to floaters and



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camping! That's right, with easy access to the river, the property offers the option to develop a campground, resort, cabins and outfit float trips alike. In fact, the owner had previously leased river access to a floating outfitter with nearly 200 canoes launched a day. If camping or floating isn't in store for you, pick a serene spot for a dream home or build out the property of your dreams.

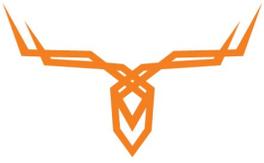
There are many secluded yet scenic possible homesites with road access and utilities already in place for power and water. There are 3 wells throughout the property, so take your pick on where to build! The main homesite currently has a fully functional mobile home in place. The main mobile home is turn-key and needs a little cleanup. It is paired with a septic system to get you started. All other mobile homes on the property are disconnected from water and power and have limited capabilities. The metal pole barn is in great shape with its large size, extra tall garage door, and huge covered lean for equipment storage. The barn also includes a bathroom, work benches, and a loft. On the west side of the property, you'll find a newer 4-car detached garage with a wood furnace nearby that can be connected for heat.

Further to the west, you'll find a gorgeous 1 acre lake nestled amongst the trees. It's the ultimate spot to sit down, relax, and soak up some nature. The lake is stocked with fish and makes for great swimming, too, so pack the kid's poles and a picnic basket before you go. When you're not relaxing, enjoy some excellent hiking opportunities along the rocky outcroppings, or check out the caves! Yes, there are 2 caves to explore, 1 of which has an outflowing spring. Or you can head to the river and spend a day on the large rock bar. The rock bar stretches along a beautiful bluff and offers many places to fish or swim. You'll find multiple points to access the river along the bottom fields for endless river enjoyment. Keep an eye out for wildlife, as it is common to see deer, turkey, ducks, geese, and even eagles soaring above the farm! The previously leased hunting ground is excellent, too, with rubs, scrapes, and deer trails all over the farm. Turkeys love the wooded slopes adjacent to the vast open grasslands as well. Most of the equipment and tools on site can also be negotiated with price.

The sale also includes a small lot in The Bluffs community next door, offering more river access and boat launching. Look below the surface, and you will see this farm has it all. You can wait a lifetime or longer to get your hands on a unique farm like this one! Don't put your dreams on hold any longer. Buy it for the family or buy it for a business. Either way, you will have something special to show for it.

Call me today to make this farm your own and land your legacy!





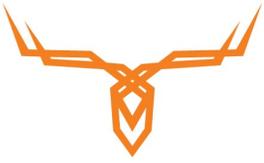
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