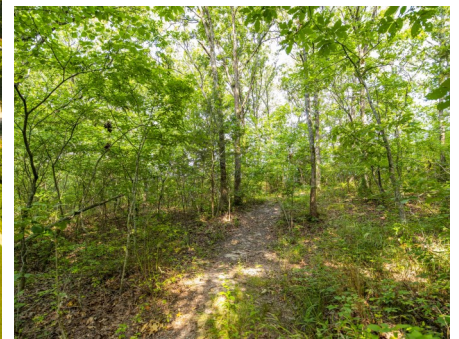


Franklin County Missouri Land for Sale at iAuction - Raymond Parmentier Estate

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



PROPERTY ADDRESS:
5534 Hwy 185
Beaufort, MO 63013

ACRES: 17
COUNTY: Franklin

AUCTION DETAILS:

Preview Day Saturday, August 19th 11AM to 1PM.

Bidding Ends Thursday, September 14th at 10AM.

Welcome to 5534 Highway 185, Beaufort, MO 63013, in the picturesque and serene landscape of Franklin County. This exceptional property spans 17.63 acres and is being offered in two tracts, providing an incredible opportunity for those seeking a harmonious blend of rural living, hunting, and potential development.

As you approach the property, you'll be greeted by a cozy 3-bedroom, 1-bathroom home with a full unfinished basement, offering ample space for storage and potential expansion. The inviting eat-in dining area, complete with a wood-burning fireplace, creates the perfect ambiance for gatherings and memorable family moments.

The property's prime location ensures a tranquil and relaxed lifestyle while remaining conveniently accessible to nearby amenities. Situated with blacktop frontage, it grants easy and direct access to the surrounding areas. Union and Washington are just a short 20-minute drive away, providing access to essential services, shopping, and entertainment options.

For nature enthusiasts and hunting aficionados, this property is a dream come true. Its vast 17.63 acres offer a playground for outdoor activities and recreational pursuits, providing the perfect setting for creating lasting memories with family and friends. The abundance of wildlife and open spaces makes this property a haven for those seeking a connection to nature.



PRESENTED BY:

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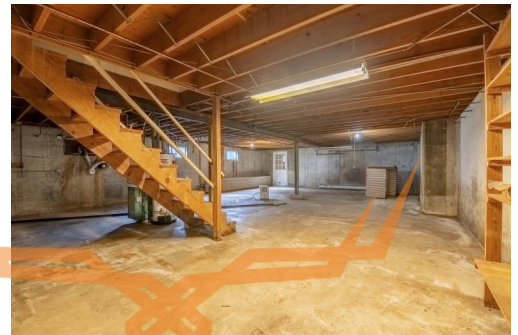
Furthermore, the ample size of the property presents multiple potential homesites, allowing you to design and build your custom dream home or explore various development opportunities to suit your preferences and aspirations.

Adding to its allure, the property is conveniently located just an easy hour's drive from the bustling Chesterfield Valley, offering access to additional amenities, employment opportunities, and city experiences, while still providing a peaceful escape from the urban hustle.

For more information and to seize this incredible opportunity, call **Eric Merchant at (636) 251-5105**. Don't miss out on your chance to own this charming farmette with limitless potential for both recreation and development. Embrace a lifestyle of tranquility, natural beauty, and endless possibilities at 5534 Highway 185, Beaufort, MO 63013. Act now and make this property your own slice of paradise!

Tract 1: 3 bedroom, 1 bathroom home, with a full, unfinished basement on 3.01 Acres at the corner of Hwy 185 and E Casco Rd.. The home features a kitchen with eat-in dining area that opens to a living room with a wood burning fireplace. The unfinished basement has plenty of room for storage or work space and features a "walk up" basement door to the outside. Plenty of room to add additional outbuildings, plant a garden, or just enjoy the serenity of the countryside.

Tract 2: 14.62 Acres with frontage on Hwy 185 and East Casco Rd. It consists of both open ground and woods and has gently rolling topography. This piece would be perfect for a homesite, hobby farm, or recreation. The property boasts multiple potential build sites, easy access to blacktop frontage, and a great location.



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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