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PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

4.6 Acre Bourbeuse River Frontage Property with Older Cabin for Sale - Franklin County

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PROPERTY ADDRESS:

5691 Mill Rock Road
Gerald, MO 63037

PRICE: \$79,900

ACRES: 4.6

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- Bourbeuse River frontage
- Scenic views
- Water access
- Fishing
- Hiking
- Swimming
- Floating
- Camping

PROPERTY DESCRIPTION:

Unique Bourbeuse River property with river access, striking scenic views and endless recreational opportunities! Resting atop the bluffs and overlooking the river sits this great little property that's well suited for weekend getaways and outdoor enjoyment. Abundant wildlife roam and native flowers decorate the bluff tops throughout the property. The rocky outcroppings and tall oaks scattered along the ridgeline complete the perfect outdoor setting for nature lovers seeking peace, quiet and relaxation. The full masonry house built in the 1950's is full of investment potential and has a newer metal roof. With some rehab and a little bit of love, the house can serve well as a family cabin. A water well and 200 amp electrical service are already in place. There's also a perfect spot to pull in an RV and connect to electric. For those who are able, there's an old switchback trail off the rear of the property that winds down the bluffs to the water's edge making for a great hike as well! Don't forget those fishing poles too as there are some nice deep pools just off the bluffs and boulders along the shoreline. Or as an added bonus, Mill Rock Access is located just down the road for even more swimming, fishing and floating adventures!

All in all, this is a rare property at a very affordable price. Make it a point to check this place out today before it's gone! PROPERTY IS BEING SOLD AS-IS



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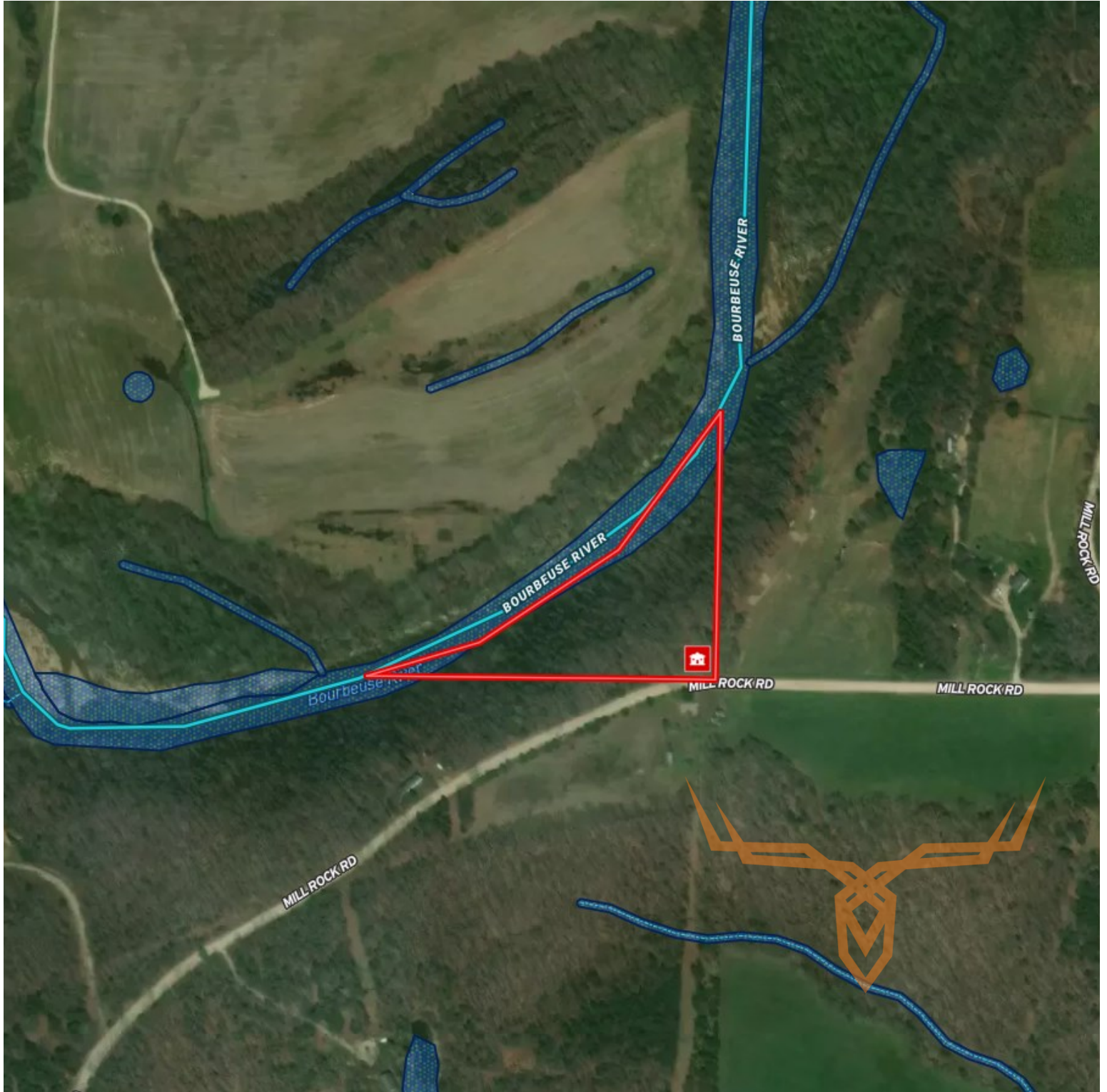
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