



Franklin County Missouri Land iAuction - Heitz Farm

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



BIDDING ENDS WEDNESDAY, SEPTEMBER 14TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

2585 Hwy 47
Lonedell, MO 63060

ACRES: 47

COUNTY: Franklin

AUCTION DETAILS:

Open house Saturday, September 10th 10AM to 12PM.

These beautiful and serene 47± flat to gently rolling acres are located near Lonedell in Franklin County Missouri. These parcels have majestic build sites and recreational opportunities and are located only 10 miles from St. Clair and roughly one hour from St. Louis. These 47± acres will be offered at iAuction in 2 tracts.

Tract 1: The 19± acre parcel has direct access from paved Highway 47 and has electricity, a well, and a small barn with concrete floor that will need renovation to be usable. The tree lined drive brings you to the barn and opens up to the cleared 8± acres of pasture and are surrounded by 7± acres of mature timber along the edges of the property. This allows you to hunt the wind from any of the four corners. There is also a small pond on this parcel further adding to park like setting. The 8± acres of pasture are currently being bailed for hay production.

Tract 2: The 28± acre parcel has access from Project Road on the north side of the property. This parcel boasts roughly 16± acres of pasture that is currently being used for hay production and 12± acres of mature timber. The parcel also has a small pond as well.

Here you are close to Robertsville State Park where you can boat, fish, and float the beautiful Meramec River. The park also has camping and hiking trails. Day excursions could take you to the Shaw Nature Reserve, Purina Farms, and the beautiful Meramec Caverns State Park.

This property is ready for you to build your Shouse, your toy barn, your forever home, and is an excellent development opportunity. You can put up stands, cultivate food plots in the established pasture, hunt, ride ATV's, and have your very own horse farm. Working from home on this property is a dream come true with a short commute to St. Louis when necessary. Within an hour, you can be at your own slice of heaven!



PRESENTED BY:

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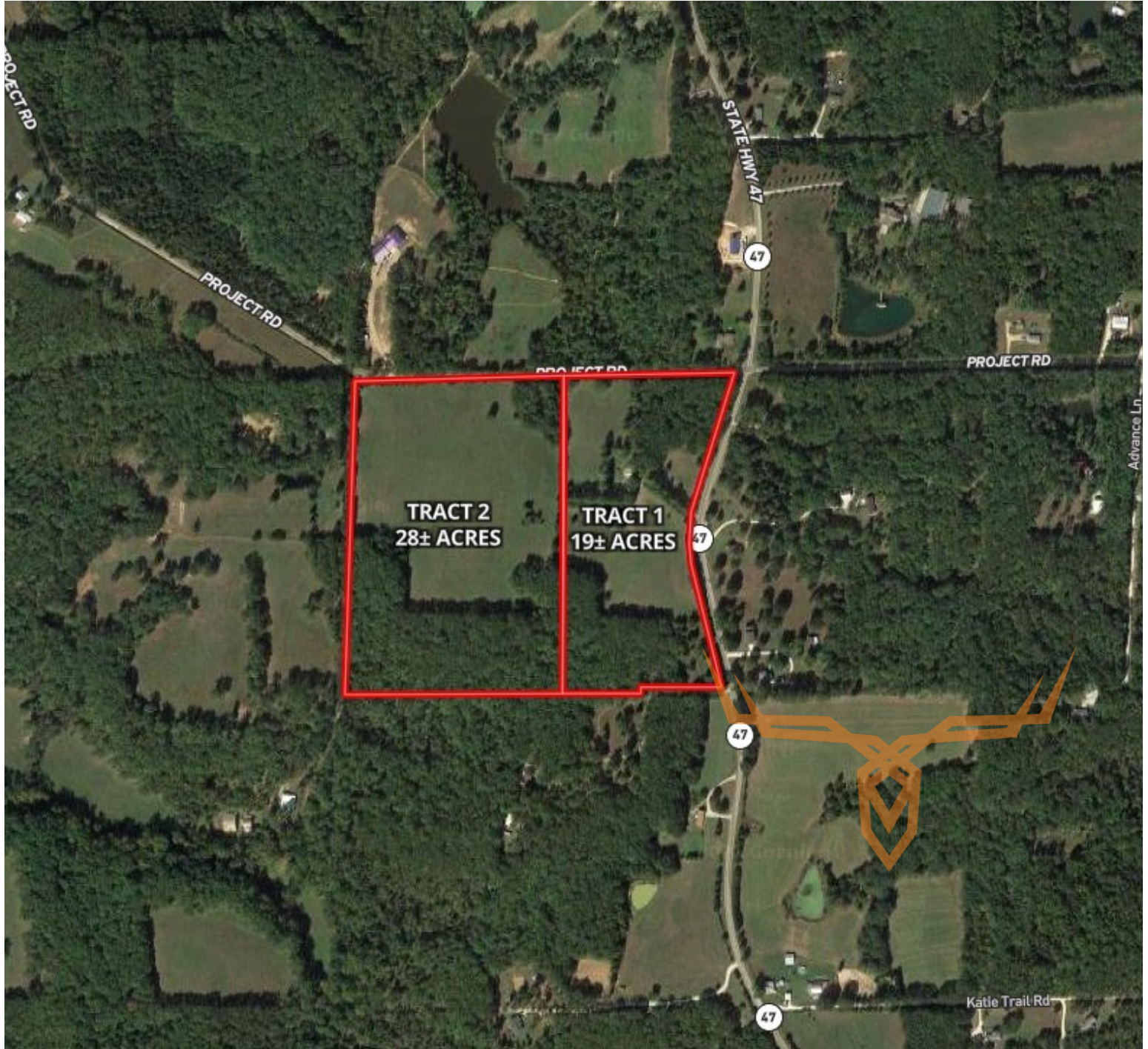
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T R O P H Y
PROPERTIES AND AUCTION
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