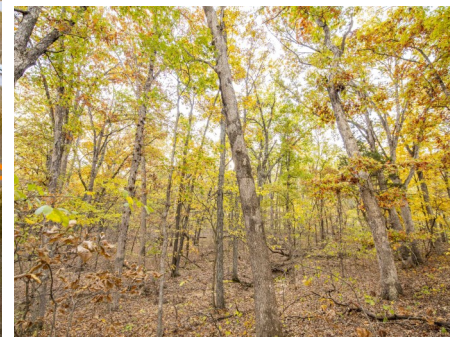
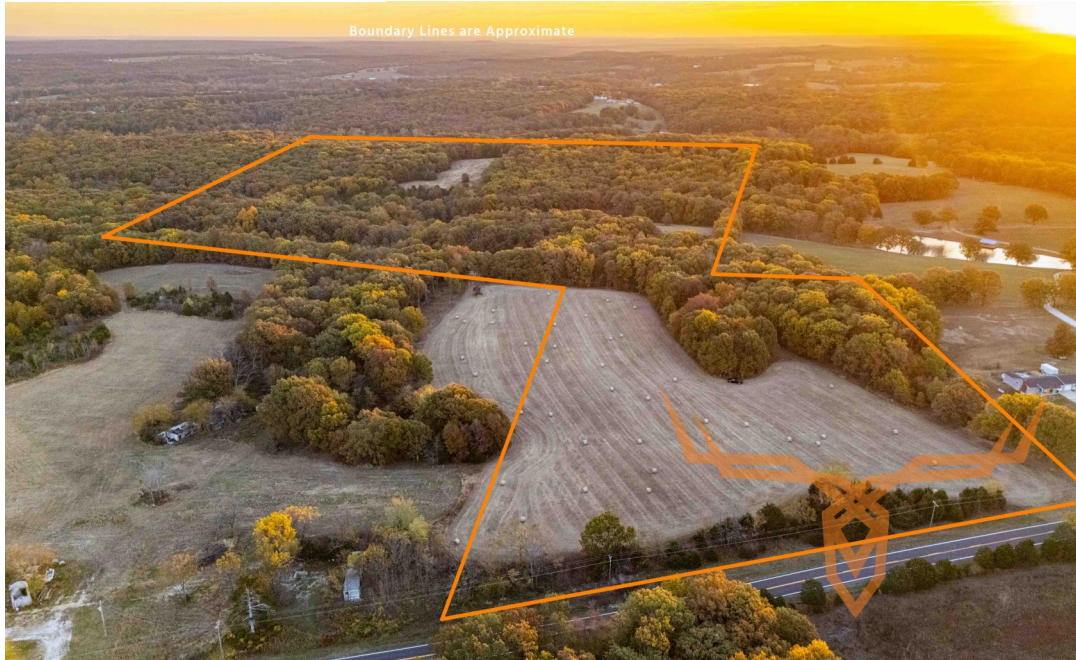




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

56± Acre Income Producing Tract with Mature Timber and Possible Homesite for Sale - Franklin County

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



PROPERTY ADDRESS:

00 Hwy 47
Lonedell, MO 63060

PRICE: \$499,000

ACRES: 56±

COUNTY: Franklin

PROPERTY HIGHLIGHTS:

- Income producing
- High quality pastures
- Healthy forests
- Mature timber
- Livestock friendly
- Possible homesite
- Easy access
- Prime location

PROPERTY DESCRIPTION:

Pristine land combined with high quality pastures and healthy timber! This property is top notch and hard to beat. With easy access from Highway 47, you have the perfect opportunity to build a small farm, design a dream home, or create a weekend retreat. With high quality pastures and open ground, you have an opportunity to grow crops, hay or let the livestock roam. As you venture into the woodland pockets, you'll notice mature hardwoods everywhere mixed with cedar, hickory, walnut trees and more yielding a healthy, well-balanced forest system that winds throughout the property. Hunt your heart out chasing the abundant whitetails and turkeys. Or enjoy a walk or ride around and take in the beauty this farm has to offer. A possible homesite awaits a cabin or dream home in the front pasture with a primarily level lot. Electricity is available along the highway, and no well or septic installed yet. Fencing surrounds the perimeter to keep the animals in as well. This is a premium property that is hard to come by. A property of this nature doesn't present itself often so please consider it while you can. Not to mention, it's not far from Interstate 44 and only 1 hour from St. Louis. Don't miss your chance on this incredible place!



PRESENTED BY:

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