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PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

44± Acre Outdoor Retreat With Home and Outbuildings for Sale

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PRICE REDUCED!



PROPERTY ADDRESS:

948 McIntosh Hill
Foley, MO 63341

PRICE: \$620,000

ACRES: 44±

COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- 3 bed/2 bath home with wrap around deck
- Stocked pond
- Good hunting/Good fishing
- Little sandy Creek
- Amazing views

PROPERTY DESCRIPTION:

Views, Hunting, Fishing, Live Creek, Home, and Barn. This One Has It All! Finding a property that offers all of this and is still close to home is extremely rare. Welcome to this exceptional 44± acre property in Lincoln County, where nearly every outdoor desire can be fulfilled.

As you turn off the county road, a short gravel drive leads you through the gated entrance, over Little Sandy Creek, and onto a blacktop driveway that ends at the home. The residence, a 3-bedroom, 2-bathroom house with over 2,100 sq ft of living space, a unfinished basement and attached garage is ideal for full time living, weekend getaways, or even a hunting lodge. A wrap around deck offers breathtaking views of the pond and the Little Sandy Creek bottom. A large barn with electricity provides ample space for storing equipment, implements, or anything else you need room for.

The land is incredibly diverse, offering something for everyone. The topography is rolling enough to provide spectacular views, yet gentle enough to allow easy access to every part of the



PRESENTED BY:

JESSE KLINGLER

Real Estate Consultant

M: (636) 699-5208

P: (855) 573-5263 x714

E: jklingler@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive, Suite 100
Chesterfield, MO 630056

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leads@trophyapa.com

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property whether on foot or by ATV/SxS. The property consists mostly of hardwoods, with a pasture field at the top and scattered cedars throughout.

If live water is a must have, this place checks the box. Little Sandy Creek flows most of the year or at least often holds pockets of water. Additionally, a two-tiered lake spills over into itself before eventually cascading into the creek. It's no surprise to find geese, wood ducks, and other waterfowl frequenting these features. The pond is stocked, and a slow walk around its banks reveals just how much fun is waiting for your fishing rod.

One of the property's standout features is its hunting potential. With quality deer harvested here each year, this 44± acre tract punches well above its weight. Numerous 140"+ class bucks have been taken, with even larger ones regularly seen or harvested. It's an outstanding hunting retreat especially for those from the St. Louis and surrounding areas looking for something nearby.

Existing trails, mostly used by quads, are ready to be expanded for SxSs. Whether you're looking for a full time residence, a weekend escape, a hunting haven, or a recreational paradise, this property has it all.





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