

Turn-Key Recreational Property for Sale in Washington County, MO

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PROPERTY ADDRESS:
 S32/T39N/R1E
 Unincorporated, MO 63080

PRICE: \$75,000
ACRES: 40
COUNTY: Washington

PROPERTY DESCRIPTION:

This 40 +/- acre recreational tract for sale is a short 1:20 from St. Louis. Located 15 miles from Sullivan and 13 miles from Potosi on Hwy. 185. Included with the property is a 16x16, 2 level shed/hunting cabin installed in 2013 with double front doors and windows.

The land is all timber ground with ATV trail around the perimeter. Includes 4 already in place double ladder stands and a couple feeders.

This property is turn-key and ready for a great hunting season. There is a wet weather run off creek in the south west corner. Truly a gem for recreation or hunting.

PROPERTY HIGHLIGHTS:

- 40 +/- acres all timber tract
- 1 hour, 20 minutes from St. Louis
- 100 yd. private access easement from Hwy 185
- 16x16, 2 story shed/hunting cabin with double front doors and windows
- ATV trail around perimeter of property
- Tree stands and feeders convey with sale
- Ready to hunt
- Abundant deer & turkey population



PRESENTED BY:

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TAXES: \$24.34

TAX YEAR: 2016

TILLABLE: 0 Acres

TIMBERED: 40 Acres

PASTURED: 0 Acres