



109 +/- Acre Gasconade River Property For Sale

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



www.TrophyPA.com • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

14997 Maries Rd. 517
Vichy, MO 65580

PRICE: \$381,500

ACRES: 109

PROPERTY DESCRIPTION:

Exceptional and productive 109 +/- acre Gasconade River farm for sale located in Maries County. This beautiful river tract has endless possibilities with gently rolling pasture, tillable soil, timber, large creeks, excellent hunting and 1/2 mile of water frontage. There is a nice boat launch and camping area down by the river. This particular part of the Gasconade has some deep holes that provide great catfishing and some of the best smallmouth fishing in the state. Up on higher ground there are unbelievable views as far as the eye can see and multiple building sites overlooking miles of water and farmland. The property has multiple ATV trails throughout and a very well established road down to the water. Picture dropping off the hill down to the bottom and seeing turkeys strutting in both hay fields to the north and south; this place is covered with wild-life.

This is one of two tracts being offered and additional acreage with living quarters could also be purchased. Gasconade River farmland is very hard to come by and this property is an absolute paradise!

PROPERTY HIGHLIGHTS:

- 109 +/- acres
- 1/2 mile of Gasconade River Frontage
- Boat launch
- Excellent hunting and fishing
- Established road and trail system
- Possible tillable income



PRESENTED BY:

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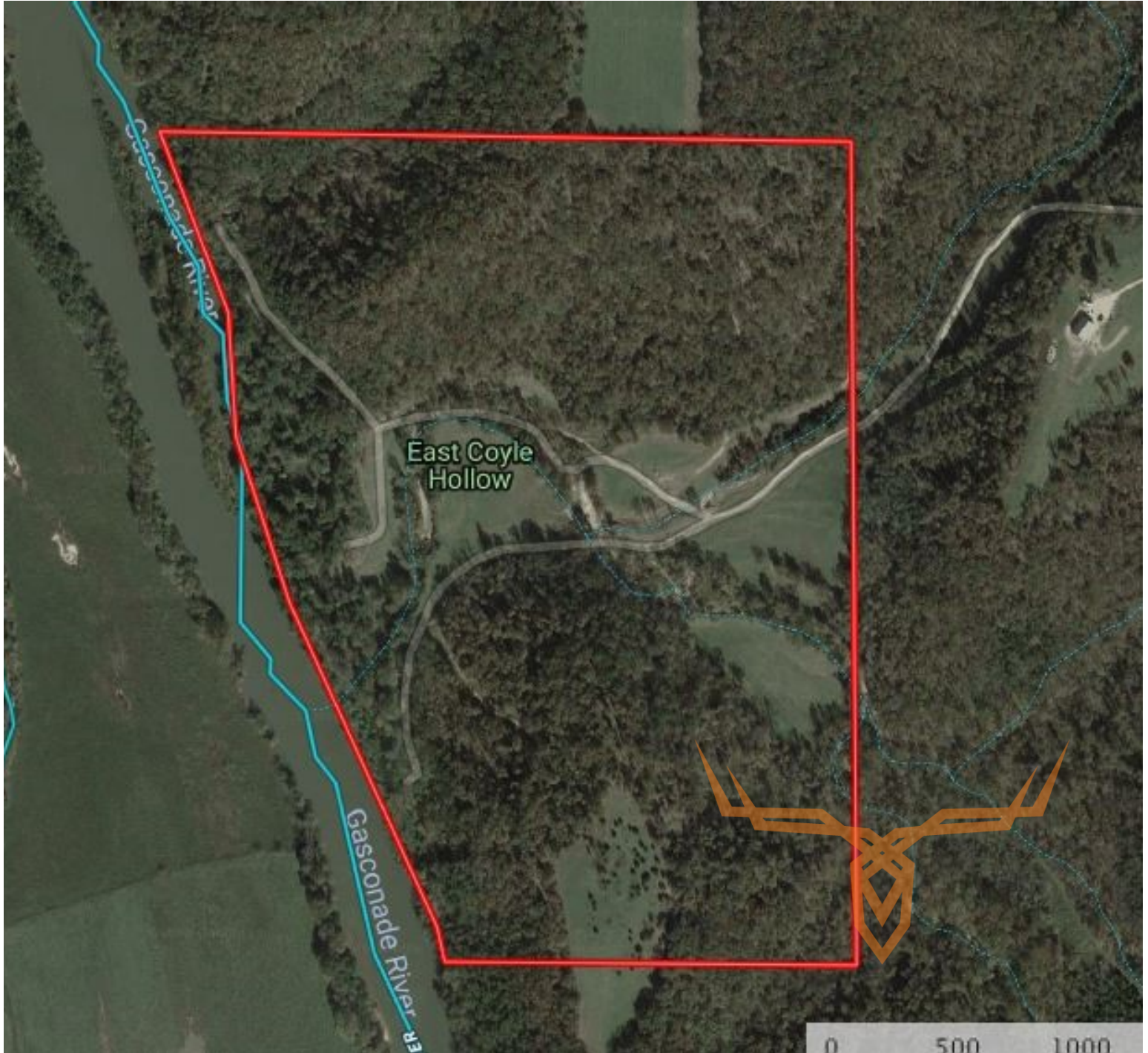


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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$490

TAX YEAR: 2017

