

# Turnkey Missouri Recreational Property for Sale with 10 Acre Lake

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## PROPERTY ADDRESS:

14034 Council Bluff Road  
Belgrade, MO 63622

**PRICE:** \$599,000

**ACRES:** 230

**COUNTY:** Washington

## PROPERTY DESCRIPTION:

Turnkey Missouri recreational property for sale with 10 acre lake on 230 +/- acres in Belgrade, MO, Washington County. This property is located 90 minutes south of St. Louis. My first time to the property I approached the dock quietly with polarized glasses. I stopped dead in my tracks and watched all of the largemouth bass that I could plainly see swimming around the dock. This lake is loaded with fish, and if you are a qualified buyer you will see for yourself! The spring-fed lake is crystal clear. It will provide year-round enjoyment with swimming and boating in the warmer months. There is even a diving dock for the young at heart.

The 3BR, 2BA modular home is perfectly positioned overlooking the lake. The covered porch provides excellent shade and a relaxing place to enjoy the view. The home is spotless as the Seller has been meticulous in the maintenance and upkeep. Just because you are breaking away to enjoy nature it doesn't mean you have to rough it. The home has vaulted ceilings, a gas fireplace, and a master suite with a custom stone surround and a luxury bath.

The 20 x 40 metal outbuilding has a concrete floor, two overhead doors, and electric. It is a perfect place to store your equipment, toys, and also a great building for a shop.

The timber is a great place for trails for riding and walking, and it has the potential for timber openings with food plots that make for excellent hunting.

We are excited about bringing this turnkey recreational property to market and once you see it you will know why.

## PROPERTY HIGHLIGHTS:

- 10 acre spring fed lake
- 230 +/- acres
- Fishing, hunting, recreation
- 90 minutes from St. Louis, MO
- 3 Bedroom, 2, bathroom modular home
- manufactured in 2011
- 20 x 40 metal outbuilding with electric
- Boat dock and diving dock



**PRESENTED BY:**

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**Broker/Partner**

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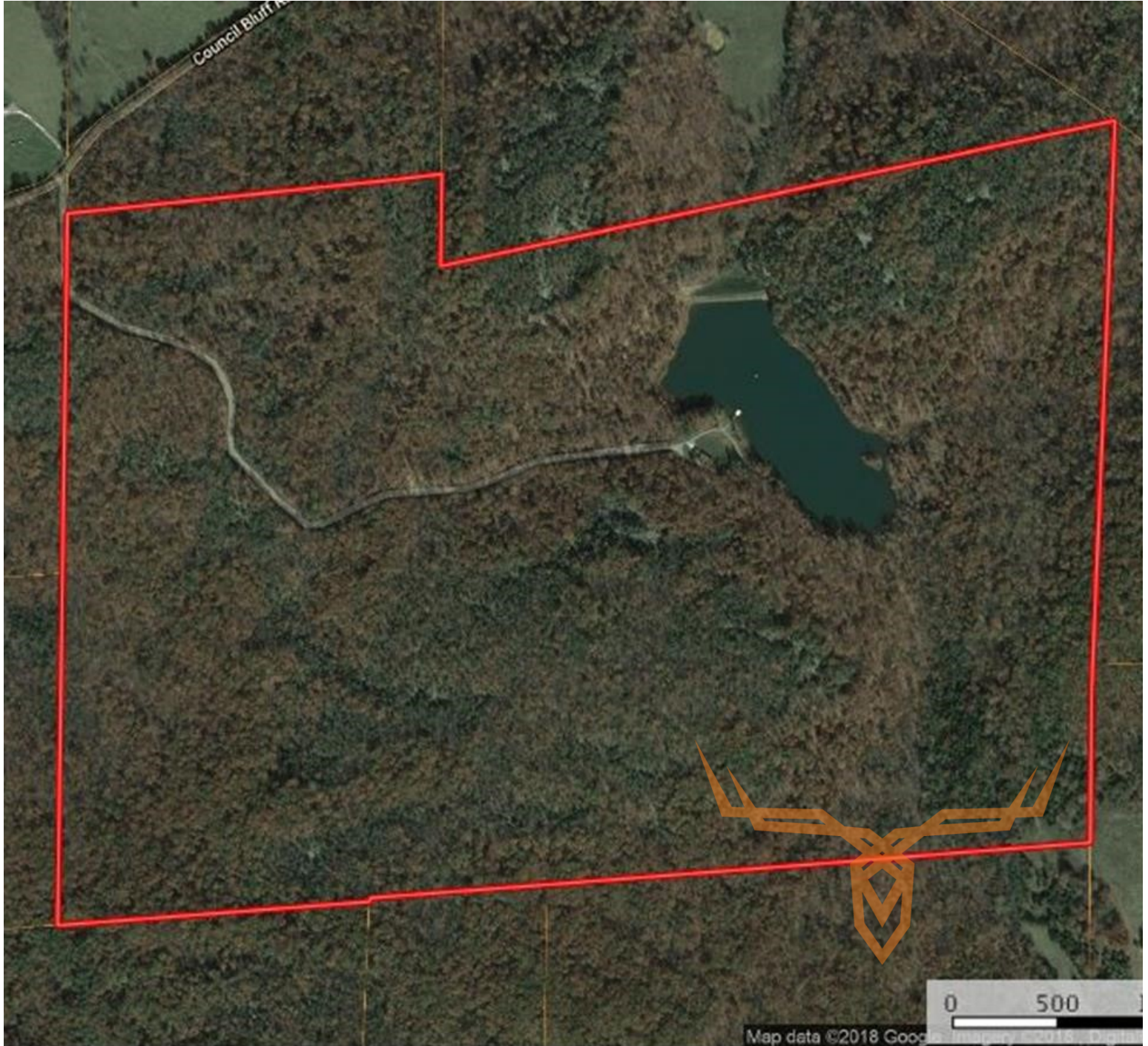




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**T R O P H Y**  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$825**

**TAX YEAR: 2017**