

# WELCOME TO 1550 MORRISON LANE

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**PRICE IMPROVED**



**ADDRESS: 1550 Morrison Lane, Foristell, MO 63348**

**PRICE: \$775,000**

**BEDROOMS: 5**

**BATHROOMS: 2.5**

**LIVING AREA: 3,342 sq. ft. .**

**YEAR BUILT: 1972**

**SCHOOLS DIST: Wentzville R-IV**

**TAXES: \$7,423**

**TAX YEAR: 2017**

**MLS #: 18089244**

## PROPERTY DESCRIPTION:

This 19-acre equestrian farm is the one you've been looking for! It's located just 10 miles from I-64/40 in Foristell on Morrison Lane which is dotted with beautiful homes, farms and horse properties.

The main house can serve as the gathering place for family and friends with over 3,300 square feet of living space. The sprawling ranch home has four bedrooms and 2.5 baths – the 5th bedroom is currently used as an office. The living room and dining room open onto the kitchen and there is a pass-thru window to the vaulted great room. The large open space provides a wet bar and looks out onto the in-ground salt water pool and has a great view of the horse pastures. There is also a covered barbeque pavilion close by.

The 30,000+ sq. ft. barn includes 26 stalls, a 152' x 72' indoor riding arena, 2 tack rooms, 2 bathrooms, 2 wash stalls, feed silo and dispenser, heaters and a fire alarm system. There are six fenced pastures with heated water troughs and plenty of parking for horse trailers and several vehicles. The property includes a trainer's or caretaker's cottage that overlooks the stocked fishing pond. There is also a riding trail through the woods along the back of the property.

This equestrian property provides a commercial opportunity for the serious horseman to bring in clients and their horses for training and boarding. It's also the ideal set up for the weekend horse enthusiast to keep their beloved animals close to the city and have a trainer and/or caretaker live on site.

## PROPERTY HIGHLIGHTS:

- 19-acre equestrian property
- Ranch home with over 3,300 sq.ft.
- 4+ Bedrooms, 2.5 Baths
- 30,000 sq.ft. barn with 26 stalls
- Indoor and outdoor riding arenas
- 6 fenced pastures
- Caretaker's cottage and fishing pond
- Located just 10 miles from I-64/40 off Hwy N

## PRESENTED BY:



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