



# Missouri Land for Sale with River Access - Madison County

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

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**PROPERTY ADDRESS:**  
000 Co Rd 535  
Fredericktown, MO 63645

**PRICE:** \$65,000  
**ACRES:** 32.63  
**COUNTY:** Madison

### PROPERTY HIGHLIGHTS:

- 32.62 Surveyed Acres (2 lots)
- St. Francis River Access
- Secluded Location
- Electric at property edge

### PROPERTY DESCRIPTION:

The St. Francis River is home to outstanding canoeing, kayaking, and fishing opportunities, and this 32.62 acre tract gives you access to this great waterway and fishery just over an hour and a half from St. Louis.

The property is part of the St. Francis Trails Subdivision and is in two parcels, a 5-acre parcel with electric and a 28-acre parcel. Both are wooded lots with the opportunity to build a cabin or simply camp for the weekend.

The 28-acre parcel borders the subdivision common ground which provides access to the river for property owners.

For those looking to get away and enjoy the peaceful riverside, this is a property you owe it to yourself to check out.



**PRESENTED BY:**

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**Trophy Properties and Auction**

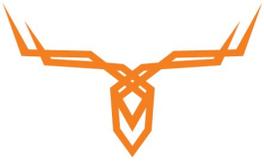
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

**TAXES: \$300**

**TAX YEAR: 2018**