



# 30.41± Acre Recreational Ground Near Fredericktown for Sale - Madison County

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

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



**PROPERTY ADDRESS:**  
00 County Road 9236  
Fredericktown, MO 63645

**PRICE:** \$89,750  
**ACRES:** 30.41  
**COUNTY:** Madison

## PROPERTY HIGHLIGHTS:

- Established road to interior of property
- Small Cabin
- Beautiful Marketable Timber
- Wet Weather Creek
- Electric at road

## PROPERTY DESCRIPTION:

30+ Acre all timber recreational building tract located off County Road 9206 in NE Madison County. This tract is ready for the home & outbuilding of your dreams. It currently has a small cabin – perfect for camping and recreational fun. The road to the cabin is established as well. Beautiful mature marketable timber, wet weather creek, & a couple pond locations. Excellent deer and turkey hunting, various other critters to hunt, foraging, hiking, four-wheeler riding, & overall family fun. The tract lays very well and is perfect for building. NO RESTRICTIONS. Electric at road. Less than 20 minutes to Fredericktown, MO, 25 minutes to Farmington, MO, and 1.5 hours from Hwy 55 & 270 in South St. Louis County.



**PRESENTED BY:**

**DAVID CONWAY**

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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