



Magnificent Estate on 121± Acres Overlooking the Mississippi River for Sale at iAuction

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BIDDING ENDS WEDNESDAY, OCT. 27TH AT 10:00 AM
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PROPERTY ADDRESS:

525 Ticino Drive
Imperial, MO 63052

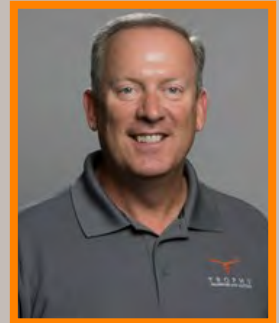
ACRES: 121±**COUNTY:** Jefferson**PROPERTY DESCRIPTION**

The beautiful 13,740 sq. ft. mansion was originally built in 1915 and expanded in 1975. The large reception hall, great room, living room and dining room allow for entertaining on a grand scale. The terrace offers views of the beautiful grounds, pool and river and provides additional entertaining space. The home boasts plenty of private spaces as well, including six bedrooms, six full bathrooms, two half baths, and the housekeeper's quarters with an additional bedroom and full bath.

The property makes for an outstanding equestrian facility with a 12-stall barn and outdoor riding arena. Additional property improvements include a greenhouse, caretaker's cottage, 4-car attached garage and 12-car detached garage, saltwater pool and spa, gazebos, 2 ponds, tennis court and more.

The craftsmanship and decorative detail throughout the mansion are stunning. The entire estate is fenced, and the gated entry is accessed from a paved highway. The concrete driveway meanders through majestic hardwood trees for nearly a mile before revealing the gorgeous main house. This property can be kept in its current state as a single home estate or offers a developer the opportunity to subdivide into multiple parcels. Located just 30 minutes from the Gateway Arch, this estate is selling via iAuction.

Please contact us for additional information. Broker participation is welcomed, and the property is subject to prior sale.

**PRESENTED BY:****PHIL BROWN****Broker/Partner**

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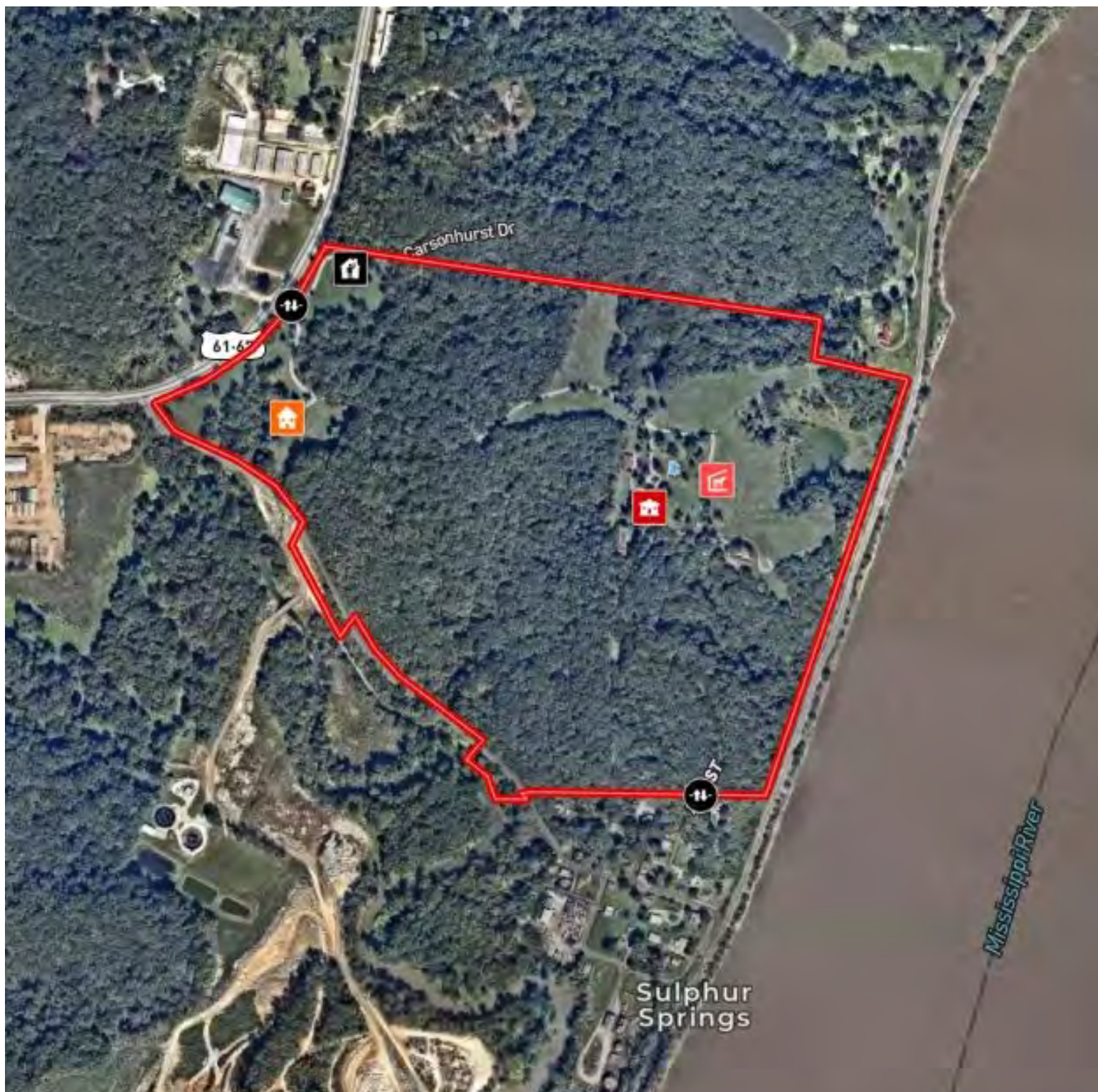






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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals