



Crawford County Missouri Land iAuction

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

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



BIDDING ENDS WEDNESDAY, MAY 25TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

724 W Hwy 8
Steelville, MO 65565

ACRES: 17.5

COUNTY: Crawford

PROPERTY DESCRIPTION:

Open house Sunday, May 8th, 10 AM to 2 PM.

Highlights:

- 17.5± Gentle Acres Park Like Setting
- Paved Road State Hwy 8 Frontage
- Existing Home, Buildings, Garage, Sheds, Pavilion
- Adjoins Woodson K. Memorial Conservation Area
- 2 Miles from Meramec River Access 3.5 Miles Maramec Spring State Park
- Well, Electric, Septic, Propane Tanks

This property has endless possibilities. It checks so many boxes. It consists of 17.5± park-like acres, a 2-bedroom house, garage, place of business metal building with showers and bathrooms, pavilion, heavy-duty well that feeds three buildings, two septic systems, & 2 propane tanks (500 & 1,000 gallons). This property lays perfect for building your dream home, horses, a couple of cows, or animals of your choice. It was a canoe livery/campground in the past. It could easily be brought back to life as a canoe livery/campground or an RV Park. This property is poised to be an income-producing property. Hunting v - adjoins the Woodson K. Memorial Conservation Area consisting of 5,658 acres, Fishing v - 2 miles from Meramec River Access, Trout Fishing v - 3.5 miles from Maramec Spring State Park, RV Park Potential v - Can easily be converted into income-producing RV Park/Campground (RV Parks are in high demand). Recreational/Hunting/Fishing Camp v - Perfect property to make a base camp for hunting & fishing. With some remodeling and elbow grease, this property can be converted into something special. This property is only 10 miles to St. James, 7.5 miles to Steelville, & 1 hour and 20 minutes to Fenton, MO.



PRESENTED BY:

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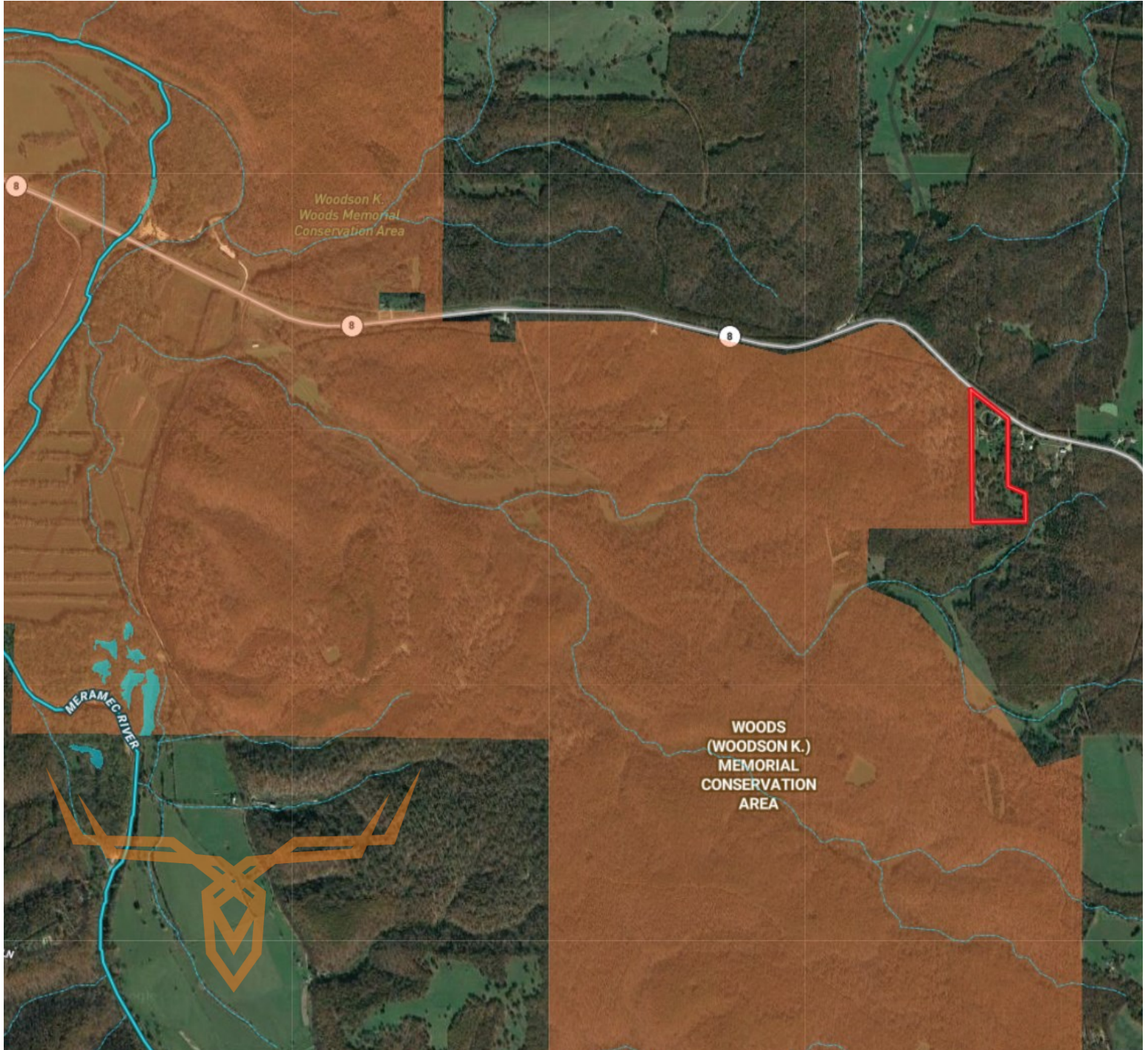
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