



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

45± Acre Missouri Recreational Property for Sale - Maries County

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



PROPERTY ADDRESS:

20633 Hwy 68
Vichy, MO 65580

PRICE: \$319,900

ACRES: 45

COUNTY: Maries

PROPERTY HIGHLIGHTS:

- Completely fenced
- 2 acre spring fed lake
- Year round flowing creek
- 2 small ponds
- 1,800 sqft modular home, 3 bed/3 bath with possible 4th bedroom
- Home is ready for rehab allowing buyers to design their own way
- Deer abundant as well rabbits, turkeys and quail
- Brushy fields, dense thickets for cover, cedar groves, hardwood trees
- Incredibly diverse habitat for wildlife
- Public water access (if desired) off Highway 68
- Easy access off Highway 68
- 90 minutes from STL
- 12 miles from St. James, 13 miles to



PRESENTED BY:

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PROPERTY DESCRIPTION:

Incredibly diverse property offering 45 ac., fenced in with a 2 acre spring fed lake & spacious modular home. A year-round flowing creek runs through the middle of the property & there are 2 small ponds as well for constant wildlife water sources. The large home offers 1,800 sqft with 3 bedrooms, 3 bathrooms, & a possible 4th bedroom. Home has been gutted recently leaving a blank page for buyers to design & create their own new lake cabin. The land is well balanced for wildlife consisting of brushy fields, cedar groves, hardwood trees & dense thickets for cover & ideal habitat for multiple species. Deer are abundant on this property as well as rabbits & turkeys. Quail have been heard whistling throughout the property as well. The spring fed lake is stocked with fish & is seldom ever fished at all. Large catfish & bass have been pulled from the lake regularly. The well water is clean & the waste lagoon is established in a low lying area away from house. County water access is available just off Highway 68. There's an easy access driveway leading into the property right off Highway 68 as well. Property sits just 12 miles from St. James/ Highway 44, 13 miles from Rolla & 90 minutes or 101 miles from downtown St. Louis. You'd better hurry in for a look, this rare & unique property is expected to sell fast!



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



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