



# Serene Country Living: 38± Acres with a Home, Barn & Stocked Lake—Montgomery County

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

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## PROPERTY ADDRESS:

116 Strube Road  
New Florence, MO 63363

**PRICE:** \$449,970

**ACRES:** 38.79±

**COUNTY:** Montgomery

## PROPERTY HIGHLIGHTS:

- 45 min from O'Fallon, Missouri
- Under an hour from Chesterfield
- 4.5±-acre lake stocked w/deep visibility
- Two shared ponds 1± acres each
- Timber and pasture w/tillable potential
- Minutes off Highway 70
- 3-bed, 2-bath mobile home
- 1800 sq ft barn with concrete floor and electric
- Hunting opportunity
- Horse and trail riding potential

**PROPERTY DESCRIPTION:** This is an amazing opportunity to own 38± acres, featuring a home, barn, & a beautiful 4.5-acre lake stocked with Bluegill, Bass, & Catfish! This versatile property checks all the boxes, whether you're seeking recreation, a full-time residence, or the perfect weekend retreat. Conveniently located just a few miles off Highway 70, it is only 45 min. from O'Fallon and less than an hour from Chesterfield, offering both seclusion & accessibility.

As you arrive, you'll notice two pasture fields flanking the driveway. Once tillable farmland, they are now in hay production, with the option to continue this use or convert back to row crops for added income. Nestled at the back of the barn and mobile home is the sprawling 4.5±-acre lake, providing a serene backdrop for the property.

The mobile home includes three bedrooms and two bathrooms, offering 1,700± square feet of space that is ideal for temporary living or weekend getaways. The 30x60 barn provides 1,800± square feet of space with a concrete floor and electricity. Utilities include a private well and septic system, which are already in place for continued use or upgrades as desired.



## PRESENTED BY:

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## PROPERTY DESCRIPTION (cont):

The land consists of roughly 18± acres of timber, with the remaining acreage in pasture and open ground. In addition to the main lake, there are two shared ponds of over 1± acre each. The property features level ground near the entrance, gently rolling into the timber and towards the back ponds. This mix of woods and fields makes it well-suited for hunting, horseback riding, ATV trails, and peaceful nature walks under the canopy of trees.

Properties like this are rare in the area! Whether you're searching for a weekend escape, a move-in-ready home-stead, or the perfect site to build your dream home or cabin, this property is ready to go. Come take a look today!



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