

# 61± Acre Turn-Key Residence and Hunting Property for Sale - Pike County

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## PROPERTY ADDRESS:

10350 Pike 49  
Frankford, MO 63441

**PRICE:** \$950,000

**ACRES:** 61

**COUNTY:** Pike

## PROPERTY HIGHLIGHTS:

- 61± acres of pristine land!
- 5+ Acre stocked lake
- 4600± sq ft home
- Brand new 32x24' shop
- Home sold fully furnished!
- Selling with all the equipment you could need!

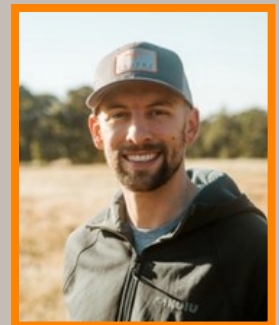
## PROPERTY DESCRIPTION:

If you are looking for your dream turn-key recreational property, or an incredible full-time residence, this is the property for you!

These 61± acres are conveniently located just north of Bowling Green and 1.5 hours from St. Louis. There is a 5± acre lake that is fully stocked, and with the 9± acres of wildflowers and 4 producing apple trees by the lake, this could be your own private wildlife sanctuary!

The 4600 sq ft home is fully finished and has 4 bedrooms, 3.5 bathrooms, and a 32x12' sunroom that overlooks the lake. The home has an electric water heater, propane heat, rural water with a reverse osmosis water purification system and water softener, a separate water well, a 20KW Generac whole home backup generator, and fiber internet! There is also a brand-new beautiful patio with a fire pit that overlooks the lake.

Other improvements include a 32x48' pole barn with half being an insulated workshop with a wood burner and a 10x32' lean-to for additional equipment and storage. As well



## PRESENTED BY:

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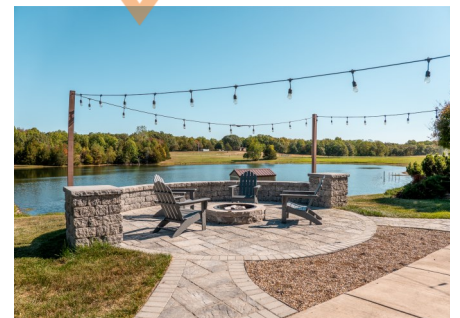
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as another, brand-new 32x24' fully insulated shop with electricity.

The home is being sold fully furnished and with all the equipment you could need, including a 60" Kubota ZG327 zero turn mower, Kubota L3800 tractor with front end loader and attachments - 5ft tiller, plow, 5ft disc, 5ft harrow, 5ft box blade, brush hog, Seeder, Honda 2800 psi pressure washer, 2 roto tillers, Stihl weed eater, 2 gas Stihl chain saws 16" & 18" bar, Generac 4500 amp portable generator, 2 kayaks, 2 man 10ft bass boat, trolling motor, air compressor, cutting torch, and more! Also included is an 8x12 heated chicken house with loft and fenced, 8x12 heated and cooled dog/cat house and an 8x10 boathouse. If you are a hunter, there is a Banks Blind in the upper field and a Mossy Oak Tree Blind in the woods. The Polaris Ranger 800 EFI can be included in the sale for full asking price or purchased separately.







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

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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