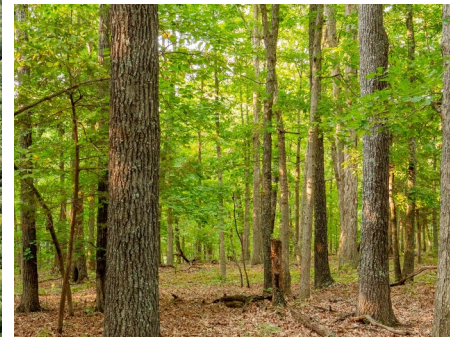


# 115 Acre Recreational Property with Living Quarters & Stocked Pond for Sale

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



## PROPERTY ADDRESS:

3898 Christy Mine Road  
Bourbon, MO 65441

**PRICE:** \$479,970

**ACRES:** 115

**COUNTY:** Crawford

## PROPERTY HIGHLIGHTS:

- 3,500 ± sq ft barn with living quarters
- Addition cabin living quarters
- Two wells, two septic systems
- 2.5 acre stocked pond
- Wet weather creek
- Utility easement trail system
- Large mature timber canopy
- Great hunting opportunities
- County road frontage
- Hiking, nature enthusiast opportunities
- 1 hr 30 Min from STL County

## PROPERTY DESCRIPTION:

This 115-acre property meets a wide range of recreational and practical needs, making it ideal for a hunting retreat or recreational getaway. From the pine-stand entrance that leads to the structures to the gorgeous mature timber and the stocked 2.5-acre pond, this property has it all. With electric, water, sewer, and comfortable accommodations, it's perfect for weekend retreats, hunting excursions, or simply enjoying the great outdoors.

The first thing you'll notice when you enter through the gate is the tall pine trees that line the drive, leading you to the 3,500+ sq. ft. steel-framed barn. The barn features living quarters, an HVAC system, and ample space for your equipment. It includes all the essentials for a weekend stay, such as a bath and shower, cooking area, sink, and more.



## PRESENTED BY:

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An additional building nearby, which functions as a rough cabin, also provides living quarters with electric, heat, a stove, air conditioning, and a place to rest. The property includes two wells and two septic systems: one set at the barn and cabin, and the other at the old mobile home overlooking the lake.

As you walk the trail down to the stocked 2.5-acre pond, you'll appreciate the mature canopy created by the hardwoods. The property's park-like feel, with its massive trees providing canopy many dream of, offers a serene experience. The varied topography adds to the seclusion and privacy many people seek.

If hunting, fishing, and recreational activities are your interests, this property will not disappoint. With abundant wildlife, fall and spring hunting are something to get excited for. Even when not hunting, you can enjoy relaxing on the pond dock with electricity and fishing for that bass or bluegill. The numerous utility easements also serve as trails for UTV/ATV riding.

Whether you're seeking true serenity in the great outdoors, hunting for deer and turkey in the fall and spring, or a place to gather with family, this property meets all these needs. Come take a look!



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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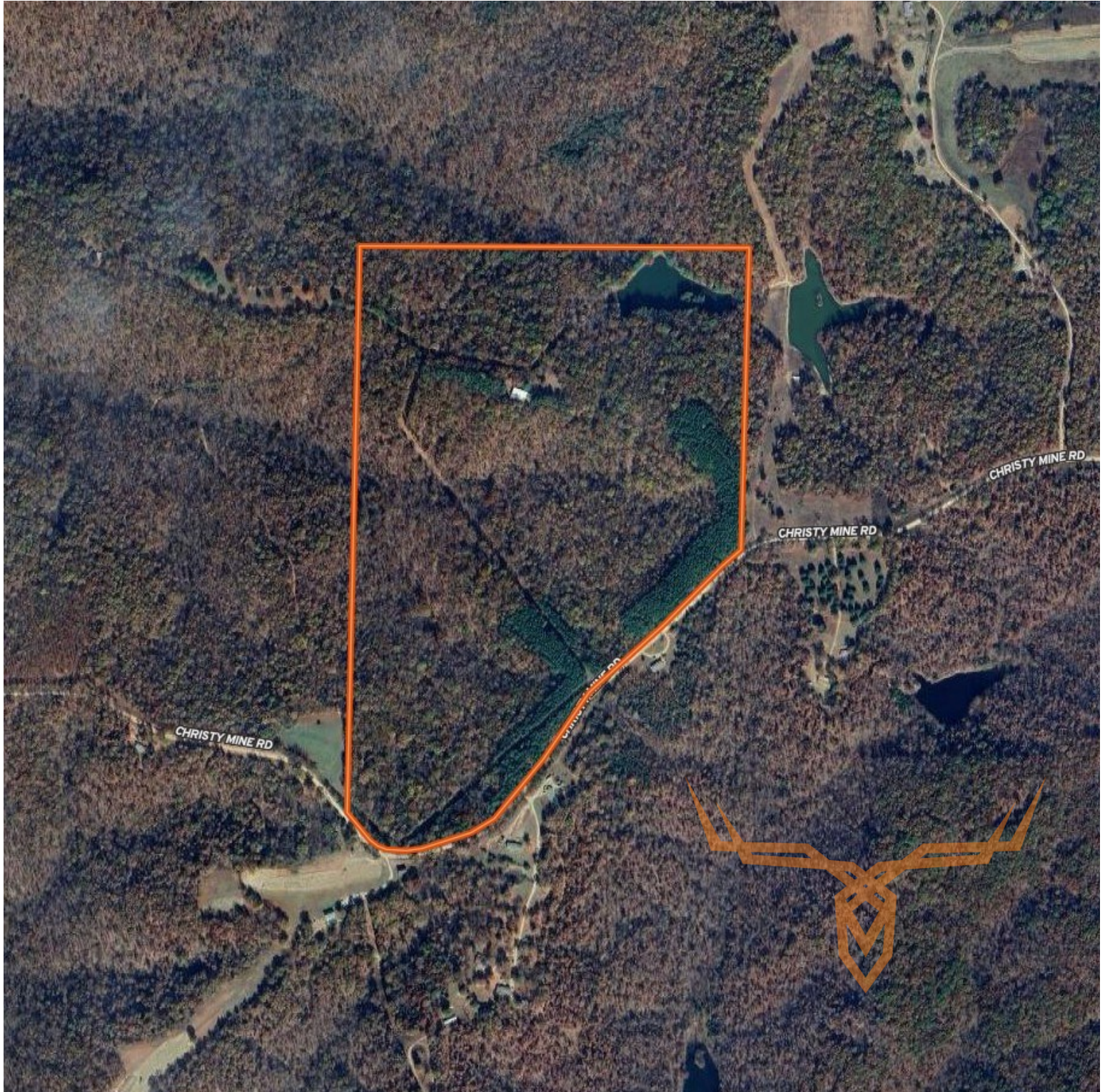




**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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