



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

# 14± Acre Rural Missouri Retreat with Cabin for Sale - Washington County

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



## PROPERTY ADDRESS:

10322 Baugher Town Road  
Richwoods, MO 63071

**PRICE:** \$234,500

**ACRES:** 14

**COUNTY:** Washington

## PROPERTY HIGHLIGHTS:

- 14± acres
- Modern 2 bed/1 bath cabin
- Stocked pond (bass, crappie, catfish)
- Amish built barn with 2 carports
- New septic system
- Blacktop frontage
- Little Indian Creek frontage

## PROPERTY DESCRIPTION:

Turnkey rural retreat close to St. Louis. This homestead checks all the boxes. Over 14 acres with a nice 2-bedroom cottage, Amish built barn with loft and two carports attached, stocked pond and garden areas. Sit on your deck with a good book listening to the running creek separating the property from the hard road and civilization. This private rural retreat has almost one-quarter mile frontage on Little Indian Creek. Various fruit trees with several nice areas for the homesteader's gardens. Vineyards and multiple gardens have been on this property. This mini farm is ideal for gardeners, bee handlers, hunters, fisherman, chicken farmer, goats or anyone wanting to escape the city. The large pond is stocked with bass, catfish, and bluegill. Wildlife all around with deer and turkey hunting out your backdoor. Nature trails within the property. The home has beautiful vaulted ceilings with lighted fans. The kitchen-dining space is very attractive and inviting. Kitchen appliances and wood burning stove are included with the house. Current owners easily sleep six people. This home backs to woods. New septic system 2019. If you ever need to quarantine again, this is where you will want to be. Properties offering all these amenities in this price range are VERY hard to find within an hour proximity to St. Louis County. Quaint cottage house appeal. Nice weekend getaway or year round living. You will want to see this property.



**PRESENTED BY:**

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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