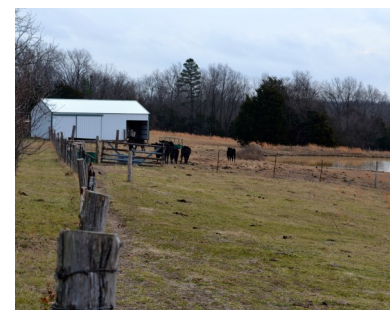


Franklin County Missouri 88.7 +/- Acre Recreational Property with Home for Sale



United Country Trophy Properties and Auction • 855.573.5263 • leads@trophy.com



PROPERTY ADDRESS:

643 White Deer Lane
Grubville, MO 63040

PRICE: \$360,000

ACRES: 88.7

COUNTY: Franklin

PROPERTY DESCRIPTION:

This farm is located a short 45 minutes from St. Louis about 6 miles south of Londell, MO with black top roads to the gate. Gently sloping and rolling hills make up the 65/35 split of timber to pasture ground. Approximately 30 +/- acres are fenced and cross fenced. There are 2 options as living quarters; a small 2bed/1bath house or a 12x70 trailer.

There are multiple outbuildings on the property including a new 30x40 pole barn with a 30x40 corral, and a 30x70 pole barn with open bays and shop area. 2 of the bays have concrete floors.

There is also a log cabin for tool storage, a bunk house and a pump house. All have electric except the newer pole barn.

The property has a couple ponds. The largest is a 3 +/- acre stocked fishing pond. There are opportunities for good deer and turkey hunting along with fishing for Bass, Crappie, Catfish and Bluegill.

PROPERTY HIGHLIGHTS:

- 88.7 +/- acres 45 minutes from St. Louis
- 65/35 split timber ground to pasture
- 3 +/- acre stocked fishing pond
- 1,500 sq. ft 2BD/1BA home & 12.70 trailer
- Multiple pole barns
- Bunk house, pump house & log cabin for tool storage
- Deer & turkey hunting opportunities



PRESENTED BY:

KEN DAYLEY

Land Specialist

M: 636.409.4568

P: 855.573.5263 x704

kdayley@trophy.com

United Country Trophy Properties
and Auction

15480 Clayton Road
Suite 101

Ballwin, MO 63011

www.uctpa.com

leads@trophy.com

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TAXES: \$644
TAX YEAR: 2016

TILLABLE: 0 Acres
TIMBERED: 50 Acres
PASTURED: 30 Acres