

Recreational Ground & Lake House with Barn & Pasture on 109 +/- Acres for Sale



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



PROPERTY ADDRESS:

4102 Woemmel Rd.
Bland, MO 65014

PRICE: \$499,000

ACRES: 109

COUNTY: Gasconade

PROPERTY DESCRIPTION:

For sale land, lake house, barns pasture, and woods, this property has it all. Hunt, fish, or just relax on the beautiful 109 acres secluded getaway. This property is located just three miles south of Bland Missouri, thirty miles from Hermann MO, and an hour and a half from Ballwin MO. The 1400 square foot home is perfect getaway or place to call home. Along with all the recreational aspects of this property it is currently a working cattle farm. It is completely fenced and cross fenced, year round waterers, cattle pond, and has hay storage.

With 55 acres of timber and a 6.5 acre lake this property is a sportsman's paradise and the recreational opportunities are year round. The lake is stocked and many 5 lb. plus bass have been caught. The woods are loaded with deer and turkeys.

Don't miss the rare chance to find a property like this within the magical hour and a half from St. Louis County.

PROPERTY HIGHLIGHTS:

- 109 +/- acres just south of Bland, MO
- 1,400 sq. ft. house, unfinished walkout basement, deck & screened in porch
- 6.5 +/- acre lake with boat dock
- 30x75 machine shed with concrete floor in shop area & hay storage on the side
- Detached 2 car garage
- 45 +/- acres pasture & 55 +/- acres timber
- Entire property is fenced and cross fenced for cattle



PRESENTED BY:

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TAXES: \$884

TAX YEAR: 2015

TILLABLE: 0 Acres

TIMBERED: 55 Acres

PASTURED: 45 Acres