

Perryville, MO / Perry County For Sale

223 Acre +/- Farm, Home, Barn & Lakes

2350 Perry County Road 917, Perryville, MO 63775

Terrific Hunting, Horse/Livestock Operation, Income Producing or Get Away Property!

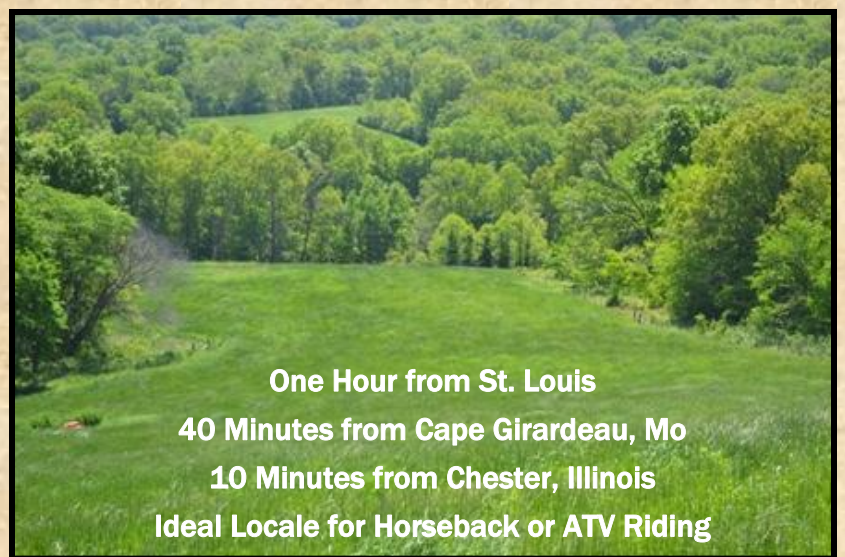
Hardwood ridges and hillsides with perfectly manicured pastures dominate the landscape of this pristine setting.

Property offers a rustic home with mostly finished basement and professionally landscaped yard, 3 stocked lakes/ponds, pristinely manicured pastures, 50 x 96 pole barn with office, fencing, terrific hunting opportunities and magnificent views of the hillsides and wildlife.

The pastures are ideal for supplying food for cattle or horses, with income potential of a cattle or livestock operation.

There is a shallow lake designed especially to attract ducks and geese. Property has been managed for trophy whitetails and wild turkeys for over 10 years, and well placed food plots make perfect places to hunt whatever one desires.

Combine all this with the fact that the property is located just over an hour from downtown St. Louis, makes this property a must see.



One Hour from St. Louis

40 Minutes from Cape Girardeau, Mo

10 Minutes from Chester, Illinois

Ideal Locale for Horseback or ATV Riding

- Beautiful Home w/ Finished Basement
- Property Managed for Trophy Deer and Turkey for 10+ Yrs
 - Potential Cattle or Horse Operation
- Pastures Capable of Holding 50+ Head of Cattle
 - 50 x 96 Shed with Office
 - 2 Stocked Lakes/Ponds
(14 Ac Shallow Lake for attracting fowl; 5-6 Ac Main Lake)
(Stocked with large mouth bass, crappie, grass carp, etc.)
- 3 Large Fenced Pastures; approx 40-50 Ac each
 - Public Water
- Several Tillable Areas on Property



Adam's
Realty & Auction LLC

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\$895,000

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LIC # 044000169



Home Information:

Year Built:
Type: One Story
Square Footage: 2,500 SF Main Level with Mostly Finished Lower Level
Bedrooms: 3 or 4
Bathrooms: 3 (2 full; one 3/4)
Basement: Full Finished
Water: County
Sewer: Private Septic
Water Heaters: 2 - Electric
Furnace: Electric Forced Air
Air: Central Air

Tons of Storage
Harmon Wood Burning Stove
Home is Wired for Generator Backup



Main Floor:
30 x 15 Master Bedroom, Carpeting
15 x 8 Master Bath, Vinyl
15 x 8 Screened Porch, Tile
13 x 15 Bedroom 2, Carpeting
11 x 5 Full Bath, Vinyl
13 x 15 Bedroom 3, Carpeting
15 x 17 Living Room, Wood Laminate
10 x 14 Dining Room, Wood Laminate
13 x 15 Family Room, Wood Laminate
13 x 16 Kitchen w/ island, Wood Laminate

Basement:
12 x 08 - 3/4 Bath, Tile Flooring
30 x 14 Living Area, Stained Concrete
50 x 14 Sleeping quarters;
13 x 14 Bonus Room, Currently 4th Bed-

County: Perry
Parcel ID#: 04-1.0-012-000-000-002.00000
2014 Taxes: \$37.12 **Acreage:** 50.75
Parcel ID#: 05-3.0-007-000-000-005.01000
2014 Taxes: \$1,269.85 **Acreage:** 180.30
Parcel ID#: 05-3.0-007-000-000-008.00000
2014 Taxes: \$1.09 **Acreage:** 2.82



Directions to Property:
I-55 South to Perryville Exit; Left on Rte 51; Go 10 Miles to short left onto Perry Co Rd 917. Proceed about 2.5 miles on winding road to property.



**All Pastures Fertilized
and Sprayed Annually**